

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	April 8, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Housing and Economic Development		

I. EXECUTIVE BRIEF

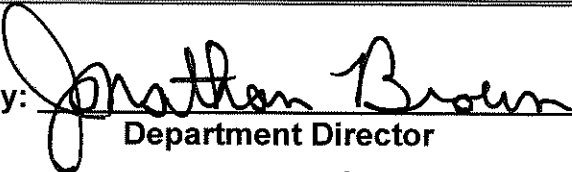

**Motion and Title:** Staff recommends motion to execute: a Certification By State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan for the Pahokee Housing Authority (PHA) in connection with its Five-Year/Annual Plan for Fiscal Years 2025-2029 (Annual Plan).

**Summary:** The PHA has prepared its Annual Plan for submission to the Department of Housing and Urban Development (HUD). HUD requires Palm Beach County (County) to confirm that the plans and programs outlined in the Annual Plan are consistent with the goals and objectives set forth in the County's Consolidated Plan. Consistency with the Consolidated Plan is documented through a Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan. PHA must submit to HUD by April 15, 2025. The Department of Housing and Economic Development (DHED) has reviewed the PHA Annual Plan and determined that the goals, objectives, and activities outlined therein are consistent with the County's Consolidated Plan for Fiscal Years 2020-2024 (Consolidated Plan). Some specific goals outlined in the PHA's Plans which are consistent with the goals set forth in the County's Consolidated Plan are: expanding the supply of assisted housing; improving the quality of assisted housing; increasing assisted housing choices; providing an improved living environment; promoting self-sufficiency of assisted households; and ensuring equal opportunity and affirmatively furthering fair housing. District 6 (HJF)

**Background and Justification:** The County's Consolidated Plan contains the County's strategy for addressing housing, economic, and community development needs over a five (5) year period. DHED is responsible for completing the Consolidated Plan in accordance with HUD regulations at 24 CFR Part 91. The current Consolidated Plan, covering the period Fiscal Years 2020-2024, was approved by the Board of County Commissioners on July 14, 2020 (R2020-0926). Approval of this agenda item will allow the PHA to comply with HUD requirements.

**Attachments:**

- 1. Certification By State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
- 2. Pahokee Housing Authority Draft Five-Year/Annual Plan FY 2025

Recommended By:		3/7/2025
	Department Director	Date
Approved By:		3/18/25
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE POSITIONS (Cumulative)					
---	--	--	--	--	--

Is Item Included in Current Budget? Yes \_\_\_\_\_ No X  
Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No X  
Does this Item include the use of State funds? Yes \_\_\_\_\_ No X

Budget Account No.:  
Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact.

C. Departmental Fiscal Review:   
Valerie Alleyne, Division Director II  
Finance and Administrative Services, DHED

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

 3/11/25  
OFMB DA 3/11 AK 3/11

 3/14/25  
Contract Development and Control 26, 3.12.25

B. Legal Sufficiency:

 3/18/25  
Chief Assistant County Attorney

C. Other Department Review:

\_\_\_\_\_  
Department Director

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
--	--

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

I, Maria G. Marino the Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the FL021 - PAHOKEE HOUSING AUTHORITY is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Palm Beach County, Florida pursuant to 24 CFR Part 91 and 24 CFR 5 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The activities outlined in the PHA's Plan are consistent with achieving the goals and objectives of the County. Consolidated Plan and AI. The PHA Plan promotes the expansion of the supply of assisted housing; improves the quality of assisted housing; increases housing choices; promotes improved living environments; promotes self-sufficiency through programs for residents and ensures equal opportunities and affirmatively furthers fair housing.

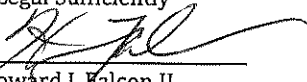
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

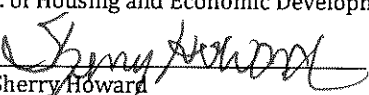
Name of Authorized Official:	Maria G. Marino	Title:	Mayor
Signature:		Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: FL021-PAHOKEE HOUSING AUTHORITY form HUD-50077-SL (Form ID - 3090)  
printed by Inger Harvey in HUD Secure Systems/Public Housing Portal at 02/06/2025 12:44PM EST

Approved as to Form  
And Legal Sufficiency  
By:   
Howard J. Falcon II  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Dept. of Housing and Economic Development  
By:   
Sherry Howard  
Deputy Director

ATTEST: Joseph Abruzzo,  
Clerk & Comptroller  
By: \_\_\_\_\_  
Deputy Clerk

# **PHA Plans for the Pahokee Housing Authority Five-Year/Annual Plan for FYB 2025**

**Inger Harvey, Executive Director**

**FYB July 1, 2025**

**FINAL DRAFT**



**Presented by:**

**The *Nelrod* Company**

**3301 West Fwy.  
Fort Worth, Texas 76107  
(817) 922-9000/FAX (817) 922-9100**

**Satellite Offices: Washington, D.C.; Houston, TX**

*E-Mail Address: [info@nelrod.com](mailto:info@nelrod.com)*

*Web Site: [www.nelrod.com](http://www.nelrod.com)*

© 2020 The Nelrod Company, Fort Worth, Texas 76107

5-Year PHA Plan (for All PHAs)		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB No. 2577-0226 Expires 03/31/2024																																	
<p><b>Purpose.</b> The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.</p> <p><b>Applicability.</b> Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.</p>																																					
A		PHA Information.																																			
A.1		<p>PHA Name: <u>Pahokee Housing Authority</u> PHA Code: <u>FL021</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>The following are the specific locations where the public may obtain copies of the 2025 5-Year PHA Plan:</b></p> <ul style="list-style-type: none"><li>▪ Administrative Office – 465 Friend Terrace, Pahokee, FL 33476</li></ul> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint PHA Plan and complete table below)</p> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Programs Not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead HA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																																	
				PH	HCV																																
Lead HA:																																					

B	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form
B.1	<b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.  The mission of the 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.
B.2	<b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.  <b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b>  The PHA established the following objectives to strive in meeting goal #1: <ul style="list-style-type: none"><li>▪ <i>Apply for additional rental vouchers</i></li><li>▪ <i>Leverage private or other public funds to create additional housing opportunities</i></li><li>▪ <i>Acquire or build units or developments</i></li></ul> <b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b>  The PHA established the following objectives to strive in meeting goal #2: <ul style="list-style-type: none"><li>▪ <i>Improve public housing management (PHAS score)</i></li><li>▪ <i>Increase customer satisfaction</i></li></ul> <b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b>  The PHA established the following objectives to strive in meeting goal #3 <ul style="list-style-type: none"><li>▪ <i>Provide voucher mobility counseling</i></li><li>▪ <i>Conduct outreach efforts to potential voucher landlords</i></li></ul> <b>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</b>  The PHA established the following objectives to strive in meeting goal #4 <ul style="list-style-type: none"><li>▪ <i>Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments</i></li><li>▪ <i>Implement public housing security improvements</i></li></ul>

B.2	<p><b>PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</b></p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"><li>▪ <i>Provide or attract supportive services to improve assistance recipients' employability</i></li><li>▪ <i>Provide or attract supportive services to increase independence for the elderly or families with disabilities</i></li></ul> <p><b>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"><li>▪ <i>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</i></li><li>▪ <i>Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability</i></li><li>▪ <i>Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</i></li></ul>
B.3	<p><b><u>Progress Statements.</u></b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b><u>Goals/Objectives</u></b></p> <p><b>GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1</p> <ul style="list-style-type: none"><li>▪ Apply for additional rental vouchers, if available</li><li>▪ Reduce public housing vacancies</li><li>▪ Leverage private or other public funds to create additional housing opportunities</li><li>▪ Acquire or build units or developments</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to apply for additional special purpose vouchers, when applicable.</i></li><li>▪ <i>On November 25, 2024, Palm Beach County Housing and Economic Development Office conducted an Affordable/Workforce Housing Stakeholder meeting with the Authority to review and discuss the Palm Beach County Housing Bond Allocation process. The Housing Bond will afford the PHA's opportunities to apply for funding to expand its affordable housing stock. PHA will apply whenever the funding criteria is applicable to the PHA.</i></li><li>▪ <i>PHA is a member of the newly formed Partnership 4Housing Palm Beach County Non-profit Organization. The Organization fundamental principles are aimed at creating and</i></li></ul>

B.3	<p><i>developing affordable housing solutions to combat the housing crisis. The Organization focus areas:</i></p> <ul style="list-style-type: none"><li>▪ <i>Advocacy &amp; Policy Reform, Collaboration and Partnerships, Utilizing the Data from the Needs Assessment conducted by Florida International University to increase the supply of assisted housing, along with engaging stakeholders in education and awareness dialogues aimed at improving living conditions and reducing poverty.</i></li><li>▪ <i>PHA will continue to leverage private or public funds to create additional housing opportunities, ensuring affordability to Low, and Extremely Low-Income families.</i></li><li>▪ <i>PHA will be updating its 2025 Annual Plan, in preparation to begin pre-development activities for the eight (8) acre vacant property – formerly LL Stuckey Homes with its Board of Commissioners, Resident Advisory Board (RAB), USHUD and the broader community.</i></li><li>▪ <i>PHA Section 8 Housing Choice Voucher program housed eighty-six {86} families. Under PHA's Veterans Affairs Supportive Housing (VASH) program, ten (10) of the vouchers provide housing for disabled Veterans.</i></li><li>▪ <i>PHA will continue to seek additional Section 8 Vouchers, VASH Vouchers and Special Purposes Vouchers whenever HUD post notices pertaining to PHA's applying for additional vouchers.</i></li></ul> <p><b>GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"><li>▪ Improve public housing management</li><li>▪ Improve voucher management</li><li>▪ Increase customer satisfaction</li><li>▪ Concentrate on efforts to improve specific management functions</li><li>▪ Renovate or modernize public housing units</li><li>▪ Provide replacement public housing</li><li>▪ Provide replacement vouchers</li><li>▪ Dispose of vacant public housing property to PADEVCO (PHA instrumentality) to develop affordable housing</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>The substantial rehabilitation project, Isles of Pahokee II has been completed, and PHA along with its co-developer HTG, has successfully leased-up the 129 rehabilitated units, improving the quality of assisted housing at Padgett Island and Fremd Village. The Isles of Pahokee {IOP} units at Padgett Island and Fremd Village have new roofs and exterior painting. The eighty {80} IOP units in Padgett Island have energy efficient HVAC systems, washer/dryer hook-ups, new appliances in the kitchen, and in the bathroom. The forty-nine {49} IOP units in Fremd Village have an energy efficient HVAC system and new appliances in the kitchen.</i></li><li>▪ <i>PHA's professional development training includes staff routinely reviewing the Admission and Continued Occupancy policies to enhance screening and continued occupancy requirements in effort to promote safety and quality. PHA is committed to</i></li></ul>
-----	---

B.3	<p><i>providing on-going professional development training addressing a myriad of public housing and HCV topics.</i></p> <ul style="list-style-type: none"><li>▪ <i>PHA is committed to using environmentally minded materials in its finishing when conducting unit repairs and improvements. The environmentally friendly materials improve the quality of housing as well as the health and wellness of the tenants and the community at-large.</i></li></ul> <p><b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b></p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"><li>▪ Provide voucher mobility counseling</li><li>▪ Conduct outreach efforts to potential voucher landlords</li><li>▪ Implement voucher homeownership program</li><li>▪ Apply for Project-Based vouchers or partner with Project-Based voucher agency</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA Section 8 program continues to provide participants with housing support with regards to one-on-one counseling ensuring they locate housing of their choice. During this counseling time, participants and landlords are made aware of the program rules, aimed at eliminating barriers to fair and equal housing.</i></li><li>▪ <i>PHA with financial support from HUD, will seek approval to continue offering monetary incentives to landlords to assist with increasing rental opportunities, for HCV families.</i></li><li>▪ <i>PHA will seek additional funding to expand support with respect to Housing Choice Voucher assistance from HUD.</i></li></ul> <p><b>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</b></p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"><li>▪ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments</li><li>▪ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments</li><li>▪ Implement public housing security improvements</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA promotes income mixing in all of its public housing developments to avoid deconcentration of poverty.</i></li><li>▪ <i>Palm Beach County Sheriff Office (PBSO) continues to introduce initiatives ensuring a safer and better community for PHA residents.</i></li></ul>
-----	---

B.3	<p><b>PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</b></p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"><li>▪ Increase the number and percentage of employed persons in assisted families</li><li>▪ Provide or attract supportive services to improve assistance recipients' employability</li><li>▪ Provide or attract supportive services to increase independence for the elderly or families with disabilities</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA continues to offer self-sufficiency programs through two (2) programs funded by USHUD. The Resident Opportunities (ROSS) and Family Self-Sufficiency (FSS) program provides participants with the ability to increase their income, reduce the need for public assistance, and achieve economic independence.</i></li><li>▪ <i>PHA was awarded funding for the ROSS and FSS grant which will allow the Authority to continue efforts aimed at resident self-sufficiency and asset development.</i></li><li>▪ <i>PHA has expanded its day-to-day activities by continuing to host weekly workshops and activities with agencies and providers within the local jurisdiction.</i></li><li>▪ <i>PHA works closely with Career Source and Community Action Council with Palm Beach County to increase career and vocational training for its residents.</i></li><li>▪ <i>PHA has implemented through the support of AARP/Senior Community Employment Program (SCSEP), employment opportunities within the community and at PHA for low-income, unemployed individuals aged 55+ and older.</i></li></ul> <p><b>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"><li>▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</li><li>▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability</li><li>▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li><li>▪ Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA continues to evaluate its policies annually, to ensure fair and equal treatment in housing.</i></li><li>▪ <i>PHA monitors their program practices, ensuring they are following PHA policies and alike.</i></li><li>▪ <i>PHA staff participated in an on-line Furthering Fair Housing training, this reporting period.</i></li></ul>
-----	---

B.3	<ul style="list-style-type: none"><li>▪ <i>PHA continues to maintain rapport with Florida Rural Legal Services (FRLS) for the purpose of equality and protection of tenants' rights. FRLS staff met with PHA tenants in the month of September 2022, informing them of their rights and responsibilities.</i></li><li>▪ <i>Participating landlords and program participants are provided with Fair Housing and Equal Opportunity Information.</i></li><li>▪ <i>PHA displays FHEO and Fair Housing posters in conspicuous places for public access.</i></li></ul> <p><b>PHA GOAL #7: REDUCE FINANCIAL DEPENDENCY ON HUD PUBLIC HOUSING SUBSIDY</b></p> <p>The PHA established the following objectives to strive in meeting goal #7:</p> <ul style="list-style-type: none"><li>▪ Seek and acquire additional federal, state and local resources to support the development and operation of affordable housing and supportive services for low-income communities</li><li>▪ Continue to streamline PHA operations and enhance business strategy to increase agency efficiency, effectiveness and to ensure program integrity</li><li>▪ Explore Moving to Work opportunities for public housing agencies</li><li>▪ Continue to implement effective strategy to reduce zero income households</li></ul> <p><b><u>Progress Statement:</u></b> <i>PHA continues to rely on HUD subsidies to operate its program during this reporting period, and PHA will continue to do its due diligence to identify the right development initiative(s) to help generate revenue becoming less financially dependent on HUD.</i></p> <p><b>PHA GOAL #8: DECREASE ENERGY CONSUMPTION PHA-WIDE</b></p> <p>The PHA established the following objectives to strive in meeting goal #8:</p> <ul style="list-style-type: none"><li>▪ Educate program participants on energy conservation measures to reduce water and kilowatt hour consumption</li><li>▪ Evaluate and improve energy efficiency on PHA's administrative offices</li><li>▪ Continue use of Energy Star appliances and/or equipment</li><li>▪ Employ use of energy consumption tools to assess and evaluate consumption</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA is continuing to conduct its annual utility study as required by USHUD. The consumption results for the water slightly decreased while the electric slightly increased, when using comparisons from the previous years. The Authority is assessing its central HVAC units, while enhancing the HVAC maintenance services given the unconventional heat experienced this reporting period.</i></li><li>▪ <i>PHA continues to invest in Energy Star equipment, reducing energy usage and saving costs. PHA continues to publish home energy saving tips in "The Informer" - an established resident newsletter. The newsletter is published monthly and mailed to all PHA residents.</i></li></ul>
-----	--

B.3	<ul style="list-style-type: none"><li>▪ <i>The Authority partnered with Florida Power and Light (FPL) in August of 2024 to conduct energy efficiency assessments at each dwelling unit. Each dwelling unit was outfitted with weather stripping for the front/back door, hot water heater insulation blankets and coil cleaner to clean HVAC outside systems. The energy efficiency items were installed by the FPL technician.</i></li></ul> <p><b>PHA GOAL #9: INCREASE PUBLIC AWARENESS OF PHA’S PROGRAMS AND ACHIEVEMENTS</b></p> <p>The PHA established the following objectives to strive in meeting goal #9:</p> <ul style="list-style-type: none"><li>▪ Maintain website for PHA</li><li>▪ Issue media alerts periodically to inform the public of PHA’s programs, activities and achievements</li><li>▪ Maintain relationship with local affordable housing agencies</li><li>▪ Continue to participate and take advantage of Glades Initiative and Glades Technical Advisory Committee opportunities</li><li>▪ Continue to participate in area civic organizations (e.g., Rotary) where business partners network and share ideas</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to monitor and update its website as often as needed.</i></li><li>▪ <i>PHA will utilize the "In Former" resident newsletter to capture PHA achievements and program activities.</i></li><li>▪ <i>PHA will continue to attend and participate in Community events and work closely with agencies with platforms which will allow PHA to highlight its achievements.</i></li></ul> <p><b>PHA GOAL #10: PROMOTE YOUTH PROGRAMS FOR PUBLIC HOUSING RESIDENTS</b></p> <p>The PHA established the following objectives to strive in meeting goal #10:</p> <ul style="list-style-type: none"><li>▪ Establish partnerships to develop youth programs targeting middle school aged children</li><li>▪ Increase participation in youth academic and mentoring programs</li><li>▪ Secure partnerships and resources to implement youth educational opportunities</li><li>▪ Seek funding as appropriate for onsite/offsite youth activities</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to partner with community agencies and alike to support the growth and development of the youth residing at the developments.</i></li><li>▪ <i>PHA partnered with Career Source and Manpower and served as a training site for youth (ages 17 to 24) during this reporting period. The PHA successfully served as a training site to one (1) youth and the training period ended December 31, 2024.</i></li></ul>
-----	--

B.3	<p><b>PHA GOAL #11: EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY</b></p> <p>The PHA established the following objectives to strive in meeting goal #11:</p> <ul style="list-style-type: none"><li>▪ Continue use of paperless work order system PHA wide</li><li>▪ Explore online housing application intake and update systems</li><li>▪ Explore remote rent payment system</li></ul> <p><b><u>Progress Statement:</u></b> <i>PHA will continue to explore ways to enhance cloud computing capabilities and data, equipping our teams with up-to-date mobile technology for on-the-go access, utilizing training and learning management systems for employee development and simplifying our tenant payment processes with online system software.</i></p> <p><b>OTHER PHA GOALS:</b></p> <p>Action taken to encourage Public Housing residents to become more involved in management and participate in homeownership and explain how future actions will change based on the results of the current year.</p> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA continues to engage residents in discussions and activities related to recruitment of RAB members, financial literacy/homeownership workshops and alike.</i></li><li>▪ <i>PHA will continue to utilize the various communication platforms (Zoom, One-Call-Now) to engage its residents throughout the course of the year.</i></li><li>▪ <i>PHA has updated its New Resident Orientation materials aimed at improving resident engagement, etc.</i></li></ul>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <i>(See attachment f1021d01)</i></p>

C.	<b>Other Document and/or Certification Requirements.</b>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><u><b>Substantial Deviation</b></u></p> <ul style="list-style-type: none"><li>▪ Additions or deletions of Strategic Goals</li><li>▪ Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.</li></ul> <p><u><b>Significant Amendment/Modification</b></u></p> <ul style="list-style-type: none"><li>▪ Significant addition of non-emergency work items (over \$100,000) not included in the latest approved Capital Fund Program Annual Statement or 5-Year Action Plan).</li></ul> <p>An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modification by PHA).</p> <ul style="list-style-type: none"><li>▪ Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities.</li></ul> <p>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</p>
C.1	<p>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</p> <p>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</p>
C.2	<p><b>Resident Advisory Board (RAB Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment fl021a01)</i></p>

C.3	<b>Certification by State or Local Officials.</b>  <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>
C.4	<b>Required Submission of HUD FO Review</b>  (a) Did the public challenge any elements of the Plan?  Y   N <input type="checkbox"/> <input checked="" type="checkbox"/>  (b) If yes, include Challenged Elements. <i>N/A</i>
D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
D.1	<b>Affirmatively Furthering Fair Housing (AFFH).</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)  Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.  <b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal: <i>(See attachment f1021c01)</i>

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
--	---	---

	<p><b>Purpose.</b> The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.</p> <p><b>Applicability.</b> Form HUD-50075-HP is to be completed annually by <b>High Performing PHAs</b>. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form.</p> <p><b>Definitions.</b></p> <p>(1) <b>High-Performer PHA</b> – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.</p> <p>(2) <b>Small PHA</b> – A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.</p> <p>(3) <b>Housing Choice Voucher (HCV) Only PHA</b> – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.</p> <p>(4) <b>Standard PHA</b> – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.</p> <p>(5) <b>Troubled PHA</b> – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent</p> <p>(6) <b>Qualified PHA</b> – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.</p>
<b>A</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Pahokee Housing Authority</u>      <b>PHA Code:</b> <u>FL021</u></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)</p> <p><b>Number of Public Housing (PH) Units:</b> <u>482</u></p> <p><b>Number of Housing Choice Vouchers (HCVs):</b> <u>84</u></p> <p><b>Number of VASH Vouchers:</b> <u>10</u></p> <p><b>Number of Mainstream Vouchers:</b> <u>50</u></p> <p><b>Total Combined</b> <u>626</u></p> <p><b>PHA Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission   <input type="checkbox"/> Revised Annual Submission</p>

A.1

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**The following are the specific locations where the public may obtain copies of the 2025 Annual PHA Plan:**

- Administrative Office – 465 Friend Terrace, Pahokee, FL 33476

☐ **PHA Consortia:** (Check box if submitting a joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

B	Plan Elements																														
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual <u>PHA Plan</u></b> submission?</p> <table><tr><td>Y</td><td>N</td><td></td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Financial Resources.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Rent Determination.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Homeownership Programs.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Safety and Crime Prevention.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Pet Policy.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Substantial Deviation.</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Significant Amendment/Modification</td></tr></table> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p> <p><b><u>Statement of Housing Needs:</u></b></p> <p><b><u>Waiting List for Public Housing:</u></b></p> <p><i>Total: 249</i> <i>Extremely Low Income: 170-68%</i> <i>Very Low Income: 53-21%</i> <i>Low Income: 20-8%</i> <i>Families with children: 111-45%</i> <i>Elderly families: 64-26%</i> <i>Families with Disabilities: 43-17%</i> <i>White: 13-5%</i> <i>Black/African American: 234-94%</i> <i>Hispanic: 10-4%</i> <i>Other: 5-2%</i></p> <p><b><u>Bedrooms:</u></b> <i>1 BR: 168-67%</i> <i>2 BR: 67-27%</i> <i>3 BR: 9-4%</i> <i>4 BR: 5-2%</i></p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
Y	N																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs																													
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.																													
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.																													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification																													

B.1	<p><i>The waiting has been closed for 1 month. The PHA does expect to reopen the waiting list in the PHA Plan year.</i></p> <p><b><u>Waiting List for Section 8</u></b></p> <p><i>Total: 8</i> <i>Extremely Low Income: 5-62.5%</i> <i>Very Low Income: 1-12.5%</i> <i>Low Income: 2-25%</i> <i>Families with children: 5-62.5%</i> <i>Families with Disabilities: 3-37.5%</i> <i>Black/African American: 8-100%</i></p> <p><i>The waiting has been closed for 32 months. The PHA does expect to reopen the waiting list in the PHA Plan year. The PHA does permit referrals from CoC Homeless/Special Purpose Vouchers onto the waiting list, even if generally closed.</i></p> <p><b>Deconcentration and Oher Policies that Govern Eligibility, Selection and Admissions</b></p> <p><b><u>Public Housing</u></b></p> <p><b><u>Preferences:</u></b></p> <p><i>The PHA added the following preferences:</i></p> <table><tr><td><u>2</u></td><td>- Resident (50 points)</td></tr><tr><td><u>2</u></td><td>- Working (50 points)</td></tr></table> <p><b><u>Deconcentration and Income Mixing:</u></b></p> <p><i>The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:</i></p> <p><i>The PHA does have general occupancy public housing developments covered by the deconcentration rule.</i></p> <p><i>The following covered developments have an average income that falls above or below the Established Income Range.</i></p>	<u>2</u>	- Resident (50 points)	<u>2</u>	- Working (50 points)
<u>2</u>	- Resident (50 points)				
<u>2</u>	- Working (50 points)				

B.1

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
McClure Annex	16	C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
McClure Village	71	C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
Padgett Island	120	C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
Fremd Village	146	C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
Isles of Pahokee	121	C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	

**Section 8**

**Preferences:**

*The PHA added the following preferences:*

- 2 - Resident (50 points)
- 2 - Working (50 points)

B.1

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2025 grants)</b>		
a) Public Housing Operating Fund	2,491,628.00	
b) Public Housing Capital Fund	1,779,238.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,112,364.00	
f) Resident Opportunity and Self- Sufficiency Grants	216,038.00	
FSS Program		
ESCG-McKinley		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
FSS Grant	52,034.00	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2024 CFP Grant	1,779,238.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>	1,236,499.00	Public housing operations
<b>4. Other income (list below)</b>		
Interest on Investments	248,844.00	Public housing operations
Other Income: Legal fees, maintenance charges to tenants, late fees, NSF charges, etc.	181,289.00	Public housing operations
Other Revenue – Tenant	96,341.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$10,193,513.00</b>	

c) The PHA must submit its Deconcentration Policy for Field Office Review (*See attachment fl021b01*).

<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y   N</p> <div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div> Hope VI or Choice Neighborhoods.</div> <div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div> Mixed Finance Modernization or Development.</div> <div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div> Demolition and/or Disposition.</div> <div><div><input type="checkbox"/></div><div><input checked="" type="checkbox"/></div> Conversion of Public Housing to Tenant-Based Assistance.</div> <div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div> Conversion of Public Housing to Project-Based Assistance under RAD.</div> <div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div> Project-Based Vouchers.</div> <div><div><input type="checkbox"/></div><div><input checked="" type="checkbox"/></div> Units with Approved Vacancies for Modernization.</div> <div><div><input type="checkbox"/></div><div><input type="checkbox"/></div> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</div>
------------	--

<b>B.2</b>	<p>Under these ventures, PHA-owned public housing properties may be leased to private developers through a long-term ground lease and other applicable mixed-finance agreements and documents. The properties may then be managed by these private developers, or entities, rather than the PHA.</p> <p>Notwithstanding any contrary provision within this ACOP, PHA may delegate certain admissions and occupancy functions as discussed within the ACOP to entities and/or managers of those mixed-finance developments; provided, however, that such admissions and occupancy functions must be performed in accordance with this ACOP and applicable public housing requirements (including any deviations from the ACOP as permitted hereunder, as set forth in this section). Such delegation does not relieve PHA from ultimate responsibility with respect to the foregoing.</p> <p>PHA acknowledges that such mixed-finance developments may be subject to federal Tax Credit Requirements. For purposes of this Policy, Tax Credit Requirements shall mean any and all matters required by Section 42 of the Internal Revenue Code of 1986 and regulations thereunder (Section 42), the rules promulgated by Florida Housing Finance Corporation (FHFC) or any agreement with a condition of receipt of tax credits, whether or not such requirement is explicitly stated in Section 42, or FHFC requirements.</p> <p>PHA may also enter into one or more Memoranda of Understanding with the owner entities of such mixed-finance projects and/or third parties in order to comply with FHFC, HUD and PHA requirements, and may adopt a limited preference for Special Needs Households (see Definitions), as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC), as may be amended from time to time, that may be referred by a Special Needs Household Referral Agency, as defined at in Section 67-48.002(109) of the FAC. PHA currently has seven (7) units under Isles of Pahokee that are occupied under Special Needs status, which number is subject to change in accordance with updated requirements and to the extend required by FHFC, HUD and PHA.</p> <p>In order to facilitate compliance with Tax Credit Requirements, this ACOP shall be deemed amended with respect to any mixed finance development in order to conform to any provision herein to applicable Tax Credit Requirements, unless such policies are otherwise required by applicable public housing requirements. Examples of policies that may be different than what is set forth in the ACOP, but that are nevertheless permissible under this section include, but are not limited to:</p> <ol style="list-style-type: none"><li>1. The requirement for annual re-examinations (to the extent required by Tax Credit Requirements) and modifications to the tenant lease to conform with Tax Credit Requirements; and</li><li>2. Different income limits, income tiering requirements and rent limits consistent with what is permissible or required in accordance with Tax Credit Requirements.</li></ol> <p>Under this section, the entity will carry out screening and eligibility determinations with respect to such Tax Credit Requirements, including determinations related to transfers of new</p>
------------	--

B.2	admissions from other public housing developments, new admissions and continued eligibility of existing residents.																		
	Notwithstanding anything herein to the contrary, any public housing resident who is eligible under applicable public housing requirements, but not eligible under Tax Credit Requirements shall be referred to PHA by the Entity and will be re-housed by PHA in accordance with the transfer provisions set forth in the ACOP.																		
	PHA further acknowledges that certain terms or requirements pertaining to the public housing units may be negotiated between PHA and the entity of each mixed-finance development, such as income tiers and transformation remedies, and effectuated through the execution of the Declaration of Trust and Restrictive Covenants, the Regulatory and Operating Agreement, the Mixed Finance Annual Contributions Contract (ACC) Amendment and applicable management documents. Provided, however, that notwithstanding anything contained in those documents to the contrary, the applicable public housing requirements shall control.																		
	As used herewith, the term “applicable public housing requirements” shall mean the following: the U.S. Housing Act of 1937, HUD regulations thereunder (and to the extent applicable, any HUD-approved waivers of regulatory requirements); any other federal laws, regulations, notices and Executive Orders pertaining to public housing; the ACC between HUD and PHA (as amended by Mixed-Finance Amendments), this ACOP, and applicable tax credit management plans and agreements as those requirements may be waived or amended from time to time.																		
	<b>Demolition/Disposition Activity Description</b>  PHA will seek approval from HUD to release the Declaration of Trust (DOT) on the eight (8) acre vacant property to PHA’s non-profit instrumentality, PADEVCO, to develop a mixed-income property, including workforce housing.																		
<table border="1"><thead><tr><th colspan="2">Demolition/Disposition Activity Description</th></tr></thead><tbody><tr><td colspan="2">1a. Development name: <b>Formerly L.L. Stuckey Homes/8 acres vacant land</b></td></tr><tr><td colspan="2">1b. Development (project) number: <b>FL021000001</b></td></tr><tr><td colspan="2">2. Activity type: Demolition <input type="checkbox"/> <b>Disposition</b> <input checked="" type="checkbox"/></td></tr><tr><td colspan="2">3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <b>Planned application</b> <input checked="" type="checkbox"/></td></tr><tr><td colspan="2">4. Date application approved, submitted, or <b>planned</b> for submission: <u>12/31/2029</u></td></tr><tr><td colspan="2">5. Number of units affected: <b>vacant land</b></td></tr><tr><td colspan="2">6. Coverage of action (select one) <input checked="" type="checkbox"/> <b>Part of the development</b> <input type="checkbox"/> Total development</td></tr><tr><td colspan="2">7. Timeline for activity: a. Actual or projected start date of activity: <u>12/31/2031</u> b. Projected end date of activity: <u>12/31/2034</u></td></tr></tbody></table>		Demolition/Disposition Activity Description		1a. Development name: <b>Formerly L.L. Stuckey Homes/8 acres vacant land</b>		1b. Development (project) number: <b>FL021000001</b>		2. Activity type: Demolition <input type="checkbox"/> <b>Disposition</b> <input checked="" type="checkbox"/>		3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <b>Planned application</b> <input checked="" type="checkbox"/>		4. Date application approved, submitted, or <b>planned</b> for submission: <u>12/31/2029</u>		5. Number of units affected: <b>vacant land</b>		6. Coverage of action (select one) <input checked="" type="checkbox"/> <b>Part of the development</b> <input type="checkbox"/> Total development		7. Timeline for activity: a. Actual or projected start date of activity: <u>12/31/2031</u> b. Projected end date of activity: <u>12/31/2034</u>	
Demolition/Disposition Activity Description																			
1a. Development name: <b>Formerly L.L. Stuckey Homes/8 acres vacant land</b>																			
1b. Development (project) number: <b>FL021000001</b>																			
2. Activity type: Demolition <input type="checkbox"/> <b>Disposition</b> <input checked="" type="checkbox"/>																			
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <b>Planned application</b> <input checked="" type="checkbox"/>																			
4. Date application approved, submitted, or <b>planned</b> for submission: <u>12/31/2029</u>																			
5. Number of units affected: <b>vacant land</b>																			
6. Coverage of action (select one) <input checked="" type="checkbox"/> <b>Part of the development</b> <input type="checkbox"/> Total development																			
7. Timeline for activity: a. Actual or projected start date of activity: <u>12/31/2031</u> b. Projected end date of activity: <u>12/31/2034</u>																			

B.2	<p><b><u>Conversion of Public Housing to Project-Based Assistance under RAD</u></b></p> <p>The PHA will be considering conversion of public housing under RAD with its LIHTC property. We are working to learn more and bringing on a consultant to assist with our co-developers.</p> <p><b><u>Project-based Vouchers</u></b></p> <p>In efforts to maintain a long term financially, viable LIHTC project, and for prospect of constructing new affordable housing for low-income families, PHA is considering one of the following options: (1) convert at least 20% of its existing Tenant Based Vouchers to Project-Based Vouchers; (2) partner with neighboring housing authority to administer PHA's TBV program in exchange for placement of PBV, subject to HUD's approval.</p> <p><b><u>Other Capital Grant Programs</u></b> (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p><i>PHA will be applying for USHUD Safety and Security Grant Funding in the amount of \$250,000.00. The funds will be used to purchase cameras and improve the lighting at Fremd Village, Padgett Island and McClure Village.</i></p>
B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"><li>▪ Apply for additional rental vouchers, if available</li><li>▪ Reduce public housing vacancies</li><li>▪ Leverage private or other public funds to create additional housing opportunities</li><li>▪ Acquire or build units or developments</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to apply for additional special purpose vouchers, when applicable.</i></li><li>▪ <i>On November 25, 2024, Palm Beach County Housing and Economic Development Office conducted an Affordable/Workforce Housing Stakeholder meeting with the Authority to review and discuss the Palm Beach County Housing Bond Allocation process. The Housing Bond will afford the PHA's opportunities to apply for funding to expand its affordable housing stock. PHA will apply whenever the funding criteria is applicable to the PHA.</i></li><li>▪ <i>PHA is a member of the newly formed Partnership 4Housing Palm Beach County Non-profit Organization. The Organization fundamental principles are aimed at creating and developing affordable housing solutions to combat the housing crisis.</i></li></ul>

B.3	<p><i>The Organization focus areas: Advocacy &amp; Policy Reform, Collaboration and Partnerships, Utilizing the Data from the Needs Assessment conducted by Florida International University to increase the supply of assisted housing, along with engaging stakeholders in education and awareness dialogues aimed at improving living conditions and reducing poverty.</i></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to leverage private or public funds to create additional housing opportunities, ensuring affordability to Low, and Extremely Low-Income families.</i></li><li>▪ <i>PHA will be updating its 2025 Annual Plan, in preparation to begin pre-development activities for the eight (8) acre vacant property – formerly LL. Stuckey Homes with its Board of Commissioners, Resident Advisory Board (RAB), USHUD and the broader community.</i></li><li>▪ <i>PHA Section 8 Housing Choice Voucher program housed eighty-six {86} families. Under PHA's Veterans Affairs Supportive Housing (VASH) program, ten (10) of the vouchers provide housing for disabled Veterans.</i></li><li>▪ <i>PHA will continue to seek additional Section 8 Vouchers, VASH Vouchers and Special Purposes Vouchers whenever HUD post notices pertaining to PHA's applying for additional vouchers.</i></li></ul> <p><b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"><li>▪ Improve public housing management</li><li>▪ Improve voucher management</li><li>▪ Increase customer satisfaction</li><li>▪ Concentrate on efforts to improve specific management functions</li><li>▪ Renovate or modernize public housing units</li><li>▪ Provide replacement public housing</li><li>▪ Provide replacement vouchers</li><li>▪ Dispose of vacant public housing property to PADEVCO (PHA instrumentality) to develop affordable housing</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>The substantial rehabilitation project, Ilies of Pahokee II has been completed, and PHA along with its co-developer HTG, has successfully leased-up the 129 rehabilitated units, improving the quality of assisted housing at Padgett Island and Fremd Village. The Isles of Pahokee {IOP} units at Padgett Island and Fremd Village have new roofs and exterior painting. The eighty {80} IOP units in Padgett Island have energy efficient HVAC systems, washer/dryer hook-ups, new appliances in the kitchen, and in the bathroom. The forty-nine {49} IOP units in Fremd Village have an energy efficient HVAC system and new appliances in the kitchen.</i></li><li>▪ <i>PHA's professional development training includes staff routinely reviewing the Admission and Continued Occupancy policies to enhance screening and continued occupancy requirements in effort to promote safety and quality. PHA is committed to providing on-going professional development training addressing a myriad of public housing and HCV topics.</i></li></ul>
-----	--

B.3	<ul style="list-style-type: none"><li>▪ <i>PHA is committed to using environmentally minded materials in its finishing when conducting unit repairs and improvements. The environmentally friendly materials improve the quality of housing as well as the health and wellness of the tenants and the community at-large.</i></li></ul> <p><b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b></p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"><li>▪ Provide voucher mobility counseling</li><li>▪ Conduct outreach efforts to potential voucher landlords</li><li>▪ Implement voucher homeownership program</li><li>▪ Apply for Project-Based vouchers or partner with Project-Based voucher agency</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA Section 8 program continues to provide participants with housing support with regards to one-on-one counseling ensuring they locate housing of their choice. During this counseling time, participants and landlords are made aware of the program rules, aimed at eliminating barriers to fair and equal housing.</i></li><li>▪ <i>PHA with financial support from HUD, will seek approval to continue offering monetary incentives to landlords to assist with increasing rental opportunities, for HCV families.</i></li><li>▪ <i>PHA will seek additional funding to expand support with respect to Housing Choice Voucher assistance from HUD.</i></li></ul> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"><li>▪ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments</li><li>▪ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments</li><li>▪ Implement public housing security improvements</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA promotes income mixing in all of its public housing developments to avoid deconcentration of poverty.</i></li><li>▪ <i>Palm Beach County Sheriff Office (PBSO) continues to introduce initiatives ensuring a safer and better community for PHA residents.</i></li></ul> <p><b>PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</b></p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"><li>▪ Increase the number and percentage of employed persons in assisted families</li><li>▪ Provide or attract supportive services to improve assistance recipients' employability</li><li>▪ Provide or attract supportive services to increase independence for the elderly or families with disabilities</li></ul>
-----	---

B.3	<p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"> <li>▪ <i>PHA continues to offer self-sufficiency programs through two (2) programs funded by USHUD. The Resident Opportunities (ROSS) and Family Self-Sufficiency (FSS) program provides participants with the ability to increase their income, reduce the need for public assistance, and achieve economic independence.</i></li> <li>▪ <i>PHA was awarded funding for the ROSS and FSS grant which will allow the Authority to continue efforts aimed at resident self-sufficiency and asset development.</i></li> <li>▪ <i>PHA has expanded its day-to-day activities by continuing to host weekly workshops and activities with agencies and providers within the local jurisdiction.</i></li> <li>▪ <i>PHA works closely with Career Source and Community Action Council with Palm Beach County to increase career and vocational training for its residents.</i></li> <li>▪ <i>PHA has implemented through the support of AARP/Senior Community Employment Program (SCSEP), employment opportunities within the community and at PHA for low-income, unemployed individuals aged 55+ and older.</i></li> </ul> <p><b>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"> <li>▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</li> <li>▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability</li> <li>▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li> <li>▪ Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance</li> </ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"> <li>▪ <i>PHA continues to evaluate its policies annually, to ensure fair and equal treatment in housing.</i></li> <li>▪ <i>PHA monitors their program practices, ensuring they are following PHA policies and alike.</i></li> <li>▪ <i>PHA staff participated in an on-line Furthering Fair Housing training, this reporting period.</i></li> <li>▪ <i>PHA continues to maintain rapport with Florida Rural Legal Services (FRLS) for the purpose of equality and protection of tenants' rights. FRLS staff met with PHA tenants in the month of September 2022, informing them of their rights and responsibilities.</i></li> <li>▪ <i>Participating landlords and program participants are provided with Fair Housing and Equal Opportunity Information.</i></li> <li>▪ <i>PHA displays FHCO and Fair Housing posters in conspicuous places for public access.</i></li> </ul>
-----	---

B.3	<p data-bbox="293 196 1299 268"><b>PHA GOAL #7: REDUCE FINANCIAL DEPENDENCY ON HUD PUBLIC HOUSING SUBSIDY</b></p> <p data-bbox="293 303 1209 344">The PHA established the following objectives to strive in meeting goal #7:</p> <ul data-bbox="342 344 1463 591" style="list-style-type: none"><li>▪ Seek and acquire additional federal, state and local resources to support the development and operation of affordable housing and supportive services for low-income communities</li><li>▪ Continue to streamline PHA operations and enhance business strategy to increase agency efficiency, effectiveness and to ensure program integrity</li><li>▪ Explore Moving to Work opportunities for public housing agencies</li><li>▪ Continue to implement effective strategy to reduce zero income households</li></ul> <p data-bbox="293 623 1463 760"><b><u>Progress Statement:</u></b> <i>PHA continues to rely on HUD subsidies to operate its program during this reporting period, and PHA will continue to do its due diligence to identify the right development initiative(s) to help generate revenue becoming less financially dependent on HUD.</i></p> <p data-bbox="293 795 1226 835"><b>PHA GOAL #8: DECREASE ENERGY CONSUMPTION PHA-WIDE</b></p> <p data-bbox="293 868 1209 908">The PHA established the following objectives to strive in meeting goal #8:</p> <ul data-bbox="342 908 1463 1083" style="list-style-type: none"><li>▪ Educate program participants on energy conservation measures to reduce water and kilowatt hour consumption</li><li>▪ Evaluate and improve energy efficiency on PHA’s administrative offices</li><li>▪ Continue use of Energy Star appliances and/or equipment</li><li>▪ Employ use of energy consumption tools to assess and evaluate consumption</li></ul> <p data-bbox="293 1115 560 1155"><b><u>Progress Statement:</u></b></p> <ul data-bbox="342 1155 1463 1639" style="list-style-type: none"><li>▪ <i>PHA is continuing to conduct its annual utility study as required by USHUD. The consumption results for the water slightly decreased while the electric slightly increased, when using comparisons from the previous years. The Authority is assessing its central HVAC units, while enhancing the HVAC maintenance services given the unconventional heat experienced this reporting period.</i></li><li>▪ <i>PHA continues to invest in Energy Star equipment, reducing energy usage and saving costs. PHA continues to publish home energy saving tips in "The Informer" - an established resident newsletter. The newsletter is published monthly and mailed to all PHA residents.</i></li><li>▪ <i>The Authority partnered with Florida Power and Light (FPL) in August of 2024 to conduct energy efficiency assessments at each dwelling unit. Each dwelling unit was outfitted with weather stripping for the front/back door, hot water heater insulation blankets and coil cleaner to clean HVAC outside systems. The energy efficiency items were installed by the FPL technician.</i></li></ul>
-----	--

B.3	<p><b>PHA GOAL #9: INCREASE PUBLIC AWARENESS OF PHA’S PROGRAMS AND ACHIEVEMENTS</b></p> <p>The PHA established the following objectives to strive in meeting goal #9:</p> <ul style="list-style-type: none"><li>▪ Maintain website for PHA</li><li>▪ Issue media alerts periodically to inform the public of PHA’s programs, activities and achievements</li><li>▪ Maintain relationship with local affordable housing agencies</li><li>▪ Continue to participate and take advantage of Glades Initiative and Glades Technical Advisory Committee opportunities</li><li>▪ Continue to participate in area civic organizations (e.g., Rotary) where business partners network and share ideas</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to monitor and update its website as often as needed.</i></li><li>▪ <i>PHA will utilize the "In Former" resident newsletter to capture PHA achievements and program activities.</i></li><li>▪ <i>PHA will continue to attend and participate in Community events and work closely with agencies with platforms which will allow PHA to highlight its achievements.</i></li></ul> <p><b>PHA GOAL #10: PROMOTE YOUTH PROGRAMS FOR PUBLIC HOUSING RESIDENTS</b></p> <p>The PHA established the following objectives to strive in meeting goal #10:</p> <ul style="list-style-type: none"><li>▪ Establish partnerships to develop youth programs targeting middle school aged children</li><li>▪ Increase participation in youth academic and mentoring programs</li><li>▪ Secure partnerships and resources to implement youth educational opportunities</li><li>▪ Seek funding as appropriate for onsite/offsite youth activities</li></ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA will continue to partner with community agencies and alike to support the growth and development of the youth residing at the developments.</i></li><li>▪ <i>PHA partnered with Career Source and Manpower and served as a training site for youth (ages 17 to 24) during this reporting period. The PHA successfully served as a training site to one (1) youth and the training period ended December 31, 2024.</i></li></ul> <p><b>PHA GOAL #11: EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY</b></p> <p>The PHA established the following objectives to strive in meeting goal #11:</p> <ul style="list-style-type: none"><li>▪ Continue use of paperless work order system PHA wide</li><li>▪ Explore online housing application intake and update systems</li><li>▪ Explore remote rent payment system</li></ul>
-----	--

B.3	<p><b><u>Progress Statement:</u></b> <i>PHA will continue to explore ways to enhance cloud computing capabilities and data, equipping our teams with up-to-date mobile technology for on-the-go access, utilizing training and learning management systems for employee development and simplifying our tenant payment processes with online system software.</i></p> <p><b>OTHER PHA GOALS:</b></p> <p>Action taken to encourage Public Housing residents to become more involved in management and participate in homeownership and explain how future actions will change based on the results of the current year.</p> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"><li>▪ <i>PHA continues to engage residents in discussions and activities related to recruitment of RAB members, financial literacy/homeownership workshops and alike.</i></li><li>▪ <i>PHA will continue to utilize the various communication platforms (Zoom, One-Call- Now) to engage its residents throughout the course of the year.</i></li><li>▪ <i>PHA has updated its New Resident Orientation materials aimed at improving resident engagement, etc.</i></li></ul>
B.4	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>11/15/2024</u></i></p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>

C.	<b>Other Document and/or Certification Requirements.</b>	
C.1	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) provide comments to the PHA Plan?  Y   N <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment f1021a01)</i>	
C.2	<b>Certification by State or Local Officials.</b>  Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.3	<b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  <u>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.4	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan?  Y   N <input type="checkbox"/> <input checked="" type="checkbox"/>  If yes, include Challenged Elements. <i>N/A</i>	
D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>	
D.1	<b>Affirmatively Furthering Fair Housing (AFFH).</b>  Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements	

<b>D.1</b>	at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.  <b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal: <i>(See attachment fl021c01)</i>
------------	---

**Attachment: fl021a01**  
**Pahokee Housing Authority**  
**Resident Advisory Board Consultation Process and Comments –**  
**FYB 2025**

1. Resident notification of selection to the Advisory Board

At the beginning of PHA Plan process, sent out letters to residents/participants to serve on Resident Advisory Board **November 19, 2024**

2. Meeting Organization

Notify Resident Advisory Board of scheduled meeting **November 19, 2024**

Hold Resident Advisory Board meeting **December 18, 2024**

3. Notification of Public Hearing

Schedule date for Public Hearing and place ad **January 20, 2025**

Hold Public Hearing meeting **March 6, 2025**

4. Documentation of resident recommendations and PHA's response to recommendations

# PAHOKEE HOUSING AUTHORITY, INC.

Padgett Island Office  
899 Padgett Circle  
Pahokee, FL 33476

Administrative Office  
465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

Fremd Village  
401 Shirley Drive  
Pahokee, FL 33476

## Appointment For Resident Advisory Board Representative

November 19, 2024

Mr. Xzavious Wiley  
754 Waddell Way  
Pahokee, FL 33476

Dear Mr5. Wiley,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

**Padgett Island Office**  
899 Padgett Circle  
Pahokee, FL 33476

**Administrative Office**  
465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

**Fremd Village**  
401 Shirley Drive  
Pahokee, FL 33476

## Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Tonya Walls  
162 Apelgren Ct.  
Pahokee, FL 33476

Dear Ms. Walls,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

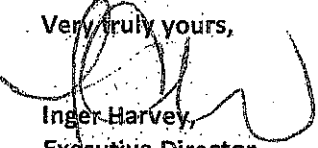
The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4.00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476.

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Teresa Bynes  
Post Office Box 457  
Pahokee, FL 33476

Dear Ms. Bynes,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

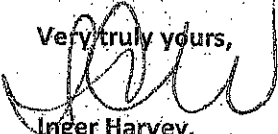
The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Cora Bell  
686 Waddell Drive  
Pahokee, FL 33476

Dear Ms. Bell,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

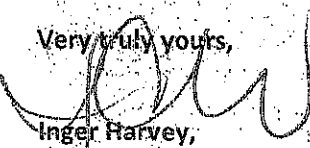
The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476.

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Theodora Lee  
767 Eisenhower Drive  
Pahokee, FL 33476

Dear Ms. Lee,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476.

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Latoya Sterling  
887 J. H. Barrett Court  
Pahokee, FL 33476

Dear Ms. Sterling,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476.

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Tonya Smith  
38520 86<sup>th</sup> Street North # 3  
Pahokee, FL 33476

Dear Ms. Smith,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476

You are strongly encouraged to attend this meeting.

Very truly yours,

  
Inger Harvey,  
Executive Director.

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 19, 2024

Ms. Brenda Hancock  
818 Jefferson Avenue  
Pahokee, FL 33476

Dear Ms. Hancock,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.

The meeting is scheduled to be held on *Wednesday, December 18, 2024*, at 4:00 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476

You are strongly encouraged to attend this meeting.

Very truly yours,



Ginger Harvey,  
Executive Director

# Pahokee Housing Authority, Inc.

November 2024

## PHA Informer

Inger Harvey, Executive Director



### Inside this issue:

Board of Commissioners	1
Application Intake	1
Welcome to PHA	1
PHA Reminders	1
Avoid Eviction	1
Important Notices	2
Social Services Events	2
Health & Safety	2
Schedule of Events	2

Daylight Saving Time ends at 2AM on Sunday, November 3. Happy Veterans Day (11.11) and Thanksgiving (11.28). HAPPY BIRTHDAY to our residents born in the month of November.



### PHA's Board of Commissioners



Omega Graham  
Chairperson

Carl Morrison  
Vice-Chairperson

Eleanor Babb  
Secretary/Treasurer

Mattie Crawford  
Commissioner

Ronald Osborne  
Commissioner

### Application Intake

**Pahokee Housing Authority** Waitlist is open as of Monday, August 1, 2022, for 1,2,3,4 & 5 bedrooms until further notice.

**Isles of Pahokee (IOP)** is accepting applications: you must be 55 years or older to apply.

### A message from Pahokee Housing Authority Management

Pahokee Housing Authority is recruiting new members for their Resident Advisory Board (RAB). If you are passionate about your community, want to be an advocate or representative to see change or address issues impacting you, your family and neighbors, consider joining RAB. Serving as a RAB member allows you engage with management and members of the board of directors to share and help plan future modernization projects for Pahokee Housing Authority. Meetings are held quarterly at the Pahokee Housing Authority Administration. If you are interested in joining the RAB for Pahokee Housing Authority, please contact Ms. Williams at 561.449.9133 or via email at: [vwilliams@pahokeehousing.org](mailto:vwilliams@pahokeehousing.org).

We look forward to hearing from you.

*Pahokee Housing Authority Management*

### Welcome to PHA

Pahokee Housing Authority welcomes all the new residents. We are glad you are here. If you have any questions, concerns or want to offer a suggestion, please contact your housing manager.

### Office Numbers & Emergency Numbers

#### Fremd Village:

(O) 561-924-8200

(E) 561-463-1927

#### McClure / Padgett Island:

(O) 561-924-3261

(E) 561-449-9964

#### Isles of Pahokee:

(O) 561-771-7098

(E) 561-714-0602

#### ROSS Coordinator:

(O) 561-285-9287

(C) 561-449-9133

#### FSS Coordinator:

(O) 561-924-5565

Ext. 14

## Notice

- ❖ Residents of Pahokee Housing Authority, please be sure to write out "Pahokee Housing Authority" on all rent checks and money orders.
- ❖ Office hours for Padgett Island, Fremd Village and McClure Village: 8:30am - 4:00pm (daily). No rent accepted after 4:00 PM.
- ❖ Please be sure to keep your contact information updated at your leasing office so that we may contact you via phone or robo-call, if needed. (If you would like to receive text messages instead, you may opt-in by texting the word ALERT to the number 22300.)
- ❖ New! Parking Fines Increased on July 1, 2023. There will be \$50.00 fee assessed for those that park on the grass, behind the units and on the sidewalks.
- ❖ Any changes in your household (income, birth, etcetera,) must be reported to your housing manager within ten (10) days. Failure to report an increase in your income may result in you owing retro for unreported income.

## Pahokee Housing Authority ROSS and FSS Programs

Do you have short- or long-term goals you want to achieve? Do you want to improve your credit score and save money to purchase a house. Enrolling in the ROSS or FSS can help you with this and more. For more information about the ROSS program contact Ms. Williams at 561.449.9133. For more information about the FSS program contact Ms. Symons at 561.924.5565.

## Social Services

*Tired of being home all day with nothing to do? Feeling isolated? Isles of Pahokee offers recreation activities Monday through Friday, from 9AM to 3PM at the community center in Padgett Island. Join us for Bingo, Chair Exercise, Movie Day and more.*

- ❖ Dr. Lisa Wiese, from Florida Atlantic University will be sponsoring another research study related to Brain and Heart Health. Residents forty-five and older are eligible to participate and will receive a gift card for their participation. The second session is scheduled for Wednesday, November 6, 2024, at the Padgett Island Community Center. If you are interested in participating, contact Ms. Williams, ROSS Coordinator, to schedule your appointment. Space is limited.
- ❖ Pahokee High School Annual Homecoming Parade is scheduled for 3PM on Thursday, November 7, 2024.
- ❖ PBC Office of Community Revitalization Food Distribution for Canal Point and Pahokee will be held at 10AM on Friday, November 8, 2024, at United Missionary Baptist Church located at: 225 Bacom Point Road, Pahokee, Florida, 33476.
- ❖ Attention PHA High School Seniors. If you have plans to attend college after high school graduation, we encourage you to apply for the 2025 Public Housing Authorities Directors Association (PHADA) Scholarship. For more information please visit: [www.phada.org/Scholarship](http://www.phada.org/Scholarship) or contact Ms. Williams, ROSS Coordinator, at 561.449.9133.
- ❖ Lake Okeechobee Rural Health Network (LORHN) can assist with applying for rental and utility assistance, Medicaid, SNAP benefits and more. Contact Mrs. Clark, Community Advocate, at 863.532.3099



Residents are required to contact their housing manager to schedule an interim appointment by the 20th of the month if you find, lose, or quit your job. Failure to schedule & attend the interim appointment by the 20th of the month MAY result in changes to your rent not being effective the following month. If you have questions, please contact your housing manager. Thanks.

## Schedule of Events

- The PHA Monthly Board Meeting will be held at 5PM on Thursday, November 21, 2024, at PHA Administration located at 465 Friend Terrace, Pahokee, FL. If you have any questions, please contact Mrs. Johnson, (561) 924-5565, Ext. 13.
- Isles of Pahokee has resumed daily residents' activities. From 9AM to 2PM, residents can participate in board games trainings, and other activities. From 3PM to 4:30 PM children and teens can use the computer lab to complete homework and play games.



## Resident Advisory Board Recommendations For 2025 Agency Plan

### Introduction

Pursuant to 24 CRF Part 903.13, ©, the Housing Authority must consider recommendations of the Resident Advisory Board(s) (RAB) in preparing its final Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the RAB and a description of the way the PHA addressed these recommendations.

Pahokee Housing Authority held a Resident Advisory Board (RAB) meeting on December 18, 2024, at 4:00 p.m. The meeting was held at Pahokee Housing Authority's Central Office in the Vera May Hopson Chambers. Below is a summary of the comments and/or recommendations for the 2025 Agency Plan.

### Resident Advisory Board (RAB) Members

Teresa Bynes  
Latoya Sterling  
Xzavious Wiley  
Tonya Smith  
Tonya Walls  
Brenda Hancock  
Jeannette Murray  
Theodore Lee

### Pahokee Housing Authority Representatives:

Inger Harvey, Executive Director  
Satyam Polineni, Asst. Executive Director/Finance Director  
Vanessa Williams, ROSS Coordinator  
Denteria Banks, Amp Manager  
Tyeka Maraj, Amp Manager

## Meeting Summary

### I. Resident Presenters:

Xzavious Wiley  
Teresa Bynes  
Denteria Banks

Executive Director Harvey (ED) explained HUD's requirements respecting the Role of the Residents Advisory Board. An overview of PHA's goals as outlined in the Annual Agency Plan, was reviewed by the ED. The ED referenced reviewing its policies for mandatory or desired changes and will include such changes in the PHA Agency Plan.

Mr. Polineni presented the Capital Fund (CFP) Program plan for 2025 to the RAB members. Mr. Polineni explained the proposed major work items within the CFP Plan, specific to Padgett Island Homes, and reviewed with the RAB members additional proposed work items that will be performed at the other two sites: McClure Village and Fremd Village.

The ED provided an overview of the current Capital Fund projects underway, in addition to reviewing with RAB members how their recommendations helped the Authority in planning future CFP projects.

### II. RAB Recommendations

The Executive Director opened the floor for input from RAB members and assured them that their recommendations will be considered as the Authority plans for future projects. Their comments and the way PHA addressed them are as follows:

#### McClure Village/McClure Annex

##### **Comment(s) :**

The residents addressed the current work being conducted at McClure Village with respect to the Kitchen cabinets enhancements along with improvements overall with the asphalt overlay. Overall, residents are pleased with the improvements inside and outside of the development.

Safety cameras and safety enhancements at the McClure Village site were included and added to the Authority's CFP plan.

**PHA Response:**

PHA’s Agency Plan continues to highlight issues pertaining to Safety and Crime Prevention at the McClure Village development.

The Palm Beach County Sheriff (PBSO) Department Community Policing deputies provides support at all three developments. The strategy for Community Policing is to build resident trust overtime, to improve resident safety while reducing crime in the neighborhoods. The Authority have regular meetings with the Community Policing deputies with the goal of preventing crimes in the community.

**Padgett Island Homes**

**Comments:**

RAB members suggested the Authority look at the various safety crosswalks being used in other neighborhoods and work with the County to improve pedestrian safety at Padgett Island Homes.

RAB member Mr. Wiley has agreed to represent Padgett Island Homes when meetings and/or discussions are held with the County whenever possible.

**PHA Response:**

The Authority will contact Houston Tate, Director of Community Revitalization with Palm Beach County requesting a meeting to begin reviewing the best course of action to take pertaining to the crosswalk suggestions for the development (Padgett Island Homes).

The Executive Director will engage the residents in a tour of a few neighborhoods outside of the community that have implemented the crosswalks improving overall pedestrian safety.

**Fremd Village**

**Comments:**

Pedestrian safety was equally a concern of the residents residing at Fremd Village. The residents agreed that having visible pedestrian walking signs in addition having a few speed humps installed throughout the neighborhood.

**PHA Response:**

The Executive Director will contact Houston Tate, Director of Community Revitalization with Palm Beach Couty seeking his guidance and assistance with this suggestion.

## **PHA-Wide**

### **Comment #1:**

- Pedestrian safety is still a concern, given the number of minors that reside in the developments. Although, residents have noticed a reduction in the speeding at the sites, the need to continue to have either speed humps/pedestrian safety signs or both is highly suggested. **(Safety and Security)**
- Feral/stray cats and stray dogs are causing a problem at the sites. RAB members suggest having Animal Control conduct a workshop with tenants would be beneficial in helping to educate the residents on ways to reduce the number of feral/stay cats and dogs in the development.
- RAB members asked the Authority to investigate alternatives to having the green dumpsters assigned to each building. The concern is curb appeal and residents over stocking the dumpsters.

### **PHA Response:**

- PHA will seek support from the Office of Community Revitalization in efforts to learn more about the process with regards to adding speed bumps, and/or roundabouts at the sites.
- PHA will schedule a meeting with Animal Control to discuss their process and ways to remove stray or unattended animals (dogs & cats) roaming throughout the developments.
- PHA will investigate alternatives to the green dumpsters assigned to each building.

As a result of the various issues and concerns presented by RAB members, PHA engaged the members in reviewing **Proposed Lease Changes** for consideration.

- The RAB members did not have any additional proposed changes and/or suggestions.

Although, there were no lease changes or suggestions, the RAB members wanted the Authority to continue providing landlord/tenant workshops with Florida Rural Legal Services (FRLS) along with hosting meet and greet opportunities with Community Policing deputies.

The RAB meeting was adjourned by the Meeting Officer after residents had fully discussed issues and concerns. The Authority will make every effort to incorporate resident concerns in the Annual Plan.

# RESIDENT LEADERS' PARTICIPATION IN THE FIVE-YEAR/ANNUAL PLANNING PROCESS

The following resident leaders have participated in the Agency Five-Year/Annual Planning process by attending meetings, public hearings, and/or other activities.

Name and Title	Address	Telephone Number	Representing Resident Council...(Name of Resident Council, if applicable)	Representing Development...(Development Name, if applicable)
Kenious Wiley	751 Wadsworth	561-985-0860		Podgett
Dexteria Banks	246 Holman	561-856-8270		FREARS -
Imaraj	P.O. Box 156	561-201-6125		Podgett/Medure
Vernessa A. Wilton	Belle Glade, FL	561-449-9133		ROSS Programs
SATYAM POLINENI	3729 MOONBAY CIRCLE	561-261-1956		PHA / FINANCE
Katoya Sterling	887 JH Barnett Ct	561-692-5928		PHA / FOP / Mc Cleve Village
Angie Dwyer				POA

Teresa Byrnes (see second page)

Mc Cleve Village

Attachment 2, Page 46 of 92

# RESIDENT LEADERS' PARTICIPATION IN THE FIVE-YEAR/ANNUAL PLANNING PROCESS

The following resident leaders have participated in the Agency Five-Year/Annual Planning process by attending meetings, public hearings, and/or other activities.

Name and Title	Address	Telephone Number	Representing Resident Council...(Name of Resident Council, if applicable)	Representing Development...(Development Name, if applicable)
Teresa Bynes	P.O. Box 457 Daholce, FL	561-924-8200		McClellan Valley
Brad Hurd		561-7083971		McClellan Valley

PAHOKEE HOUSING AUTHORITY  
SIGN IN SHEET

Type of Meeting:  
☒ Planning Meeting (RAB)      Date: 12/18/24 Time: \_\_\_\_\_  
☐ Public Hearing      Event/Session Title: FY 2025 Five-Year/Annual Plan  
☐ Training  
☐ Resident Meeting  
☐ Other \_\_\_\_\_      Total # People Attending: \_\_\_\_\_

Please Sign Below:

1. <u>Xanous Wiley</u>	26.	
2. <u>Dorina Banks</u>	27.	
3. <u>Tyeka Nara</u>	28.	
4. <u>Vanessa Williams</u>	29.	
5. <u>Satyan Polinen</u>	30.	
6. <u>Latoya Stetcup</u>	31.	
7. <u>Angie Harvey</u>	32.	
8. <u>Teresa Byrnes</u>	33.	
9. <u>Brenda Hancock</u>	34.	
10.	35.	
11.	36.	
12.	37.	
13.	38.	
14.	39.	
15.	40.	
16.	41.	
17.	42.	
18.	43.	
19.	44.	
20.	45.	
21.	46.	
22.	47.	
23.	48.	
24.	49.	
25.	50.	

**Attachment: fl021b01**  
**Pahokee Housing Authority**  
**Deconcentration Policy**

**DECONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
PAHOKEE HOUSING AUTHORITY  
PAHOKEE, FLORIDA**

**Adopted by Board of Commissioners**

**Resolution No.:** 806

**Date of Adoption:** 5-12-16

**Effective Date of Implementation:** 7-1-16

© 2016 The Nelrod Company, Fort Worth, Texas 76109

Authorized Use by the Pahokee Housing Authority

**DECONCENTRATION AND INCOME TARGETING POLICY**  
*(Of the Public Housing Admissions and Continued Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities:

1. Economic Deconcentration of public housing developments; and
2. Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and those pockets of poverty are reduced or eliminated.

In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Continued Occupancy policies and procedures to comply.

Therefore, the Pahokee Housing Authority (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic deconcentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic deconcentration.

Implementation of this program will require the PHA to:

1. Determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located; and
2. Consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them.

The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

#### B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%)(extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic deconcentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

Z:\2016\Authority Plans and Policies\Consortium Partners\Pahokee, FL\Authority Policies\Current Policies\Other Policies\Deconcentration Income Targeting\Pahokee, FL - Decon Income Targeting Policy - 3.14.16.docx

## NOTICE

**Although The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general counsel and/or attorney prior to approval by the Board of Commissioners.**

**The Nelrod Company is not responsible for any changes made to these policies by any party other than The Nelrod Company.**

**Attachment: fl021c01**  
**Pahokee Housing Authority**  
**Affirmatively Furthering Fair Housing (AFFH)**

## **ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

Pahokee Housing Authority (PHA) evaluates its policies annually, to ensure regulatory compliance with regards to fair housing and equal opportunity. Program participants will be informed of their rights to Fair Housing and Equal Opportunity (FHEO). PHA also undertake affirmative measures to ensure accessible housing with all varieties of disabilities. The Authority will continue to post and display FHEO information at each of its sites (business office) and will work closely with Fair Housing agencies within its jurisdiction to provide Fair Housing training to staff and landlords.

In the wake of the COVID-19 pandemic, PHA is continuing to offer its staff training that will focus on "Trauma Informed Care, in addition to Cultural Sensitivity". PHA's staff and its stakeholders are working closely together ensuring program participants are treated with respect, recognizing the challenges they face in the wake of the pandemic. More now than ever, PHA will continue providing training, support and activities, which will foster a supportive environment where participants will want to live and raise their families.

In addition to the training PHA provide to their staff, the Authority has created co-locator space for a social service agency (Okeechobee Rural Health Network), who specializes in connecting families with the needed resources in the surrounding communities. As a result of this partnership, Okeechobee Rural Health Network has joined the Palm Beach County (HHA) Continuum of Care (CoC), and currently engages in similar trainings with their staff, in an effort to ensure continuity across the continuum – "Equal Opportunity and Affirmatively Further Fair Housing for All".

### **PHA's Fair Housing Goals, Strategies and Actions:**

#### **Goal 1: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability**

Strategy: 1.1. Strengthen outreach and engagement activities, by coordinating efforts through Community Agencies serving diverse populations (i.e., Homeless Coalition, DV Shelters, etc.)

Strategy: 1.2 On-going review of PHA's policies as needed, to keep current with regulatory requirements, regarding protection of rights and equal opportunities or families and individuals

Strategy: 1.3 Engage staff and landlords in annual Fair Housing Trainings and/or activities to ensure compliance with laws protecting identified classes.

## PHA ADDRESSING FAIR HOUSING AND EQUAL OPPORTUNITY

- ✓ **Action:** PHA continues to evaluate its policies annually, to ensure fair and equal treatment in housing.
- ✓ **Action:** PHA partnered with local housing agencies to jointly provide landlords with Fair Housing Training, in addition to supports with respect to ensuring landlord retention.

**Goal 2: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability**

Strategy: 1.1 Provide opportunities and a platform for residents to provide input into the various services they would need to enhance their quality of life

Strategy: 1.2 Ensure the living space is suitable, and appropriate with required bedroom size, whenever reasonable accommodations are applicable.

Strategy: 1.3 Ensuring the physical and social character of the living environment, to include external conditions are in compliance with State and Federal regulations.

- ✓ **Action:** PHA review reasonable accommodation requests weekly, ensuring the living environment is suitable and meets State and Federal regulations.
- ✓ **Action:** PHA hosted informational meetings with program participants, getting their feedback and suggestions, as it relates to improving their living environment.
- ✓ **Action:** PHA is partnering with local county agencies (i.e., PBC Parks and Recreations, Pahokee Senior Program, etc.) to assist in enhancing the overall living environment and participant experience, by providing engagement activities for those residing at the various development sites.

**Goal 3: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required**

Strategies: 1.1. Coordinate outreach activities by having Florida Rural Legal Services (FRLS) provide training to PHA staff and its residents, ensuring fair and equal treatment to housing applicants and participants

Strategies: 1.2. Ensure PHA services are linguistically appropriate for the population being served, and the materials shared, both written and visual comply with ADA Regulations (e.g., large print, audio visual, braille, etc.)

- ✓ **Action:** PHA will continue engaging HCV participants and the community in providing programmatic feedback, to include ways to enhance the documents, and visual aids, shared during its outreach activities.

## PHA ADDRESSING FAIR HOUSING AND EQUAL OPPORTUNITY

- ✓ **Action:** PHA and FRLS will conduct "Orientation" sessions with participants, where they will be informed of their tenant rights, etc.
- ✓ **Action:** PHA is working closely with local agencies who specialize in providing assistance, to those requiring supports and assistance (i.e., Vocational Rehabilitation, Vickers House, Center for Independently Living, etc.).

**Goal 4: Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance**

**Strategies: 1.1.** Engaging staff and landlords in on-going training efforts which focus on Fair Housing, Equal Opportunity, Trauma Informed Care, and Implicit Bias, ensuring compliance with Federal and State laws protecting identified classes.

- ✓ **Action:** PHA host Fair Housing and Equal Opportunity Trainings annually for its staff.
- ✓ **Action:** PHA staff will continue to engage in training addressing Trauma Informed Care, with a focus on Customer Service and cultural sensitivity.

**Attachment: fl021d01  
Pahokee Housing Authority**

**Violence Against Women Reauthorization Act  
(VAWA) of 2013 Policy and  
Emergency Transfer Plan for Victims of Domestic  
Violence, Dating Violence, Sexual Assault, or  
Stalking**

**PAHOKEE HOUSING AUTHORITY  
Pahokee, Florida**

**VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT  
(VAWA) OF 2013 POLICY**

<p><b>Adopted by PHA Board of Commissioners</b></p> <p>Resolution No.: _____</p> <p>Date of Adoption: _____</p> <p>Effective Date of Implementation: _____</p>
--

Authorized Use by Pahokee Housing Authority

Table of Contents

INTRODUCTION.....3

OBJECTIVES.....3

APPLICABILITY .....4

VAWA POLICY PROVISIONS .....5

    A. VAWA Protections .....5

    B. Notification of Occupancy Rights and Certification Form Requirements.....6

    C. Denial of Admission, Termination of Assistance or Eviction .....7

    D. Confidentiality .....7

    E. Certification of Claim of a VAWA Crime.....8

    F. Family Break-Ups and VAWA.....9

    G. Limitations of VAWA Protections.....9

    H. Removal of Perpetrator (Lease Bifurcation).....10

    I. Reasonable Time to Establish Eligibility for Assistance or Find Alternative  
Housing Following Bifurcation of Lease .....11

    J. Emergency Transfer Plan (ETP).....11

    K. PHA Relationships with Service Providers.....13

    L. PHA's Safety and Crime Prevention Measures.....13

    M. Relationship with Other Applicable Laws .....13

    N. Changes in Laws and Regulations .....13

DEFINITIONS .....14

**VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT 2013 (VAWA) POLICY**

**INTRODUCTION**

The Violence Against Women Reauthorization Act of 2013 (VAWA) protects applicants, residents, participants and affiliated individuals who are victims of domestic violence, dating violence, sexual assault, and stalking (collectively VAWA crimes) from being denied housing assistance, evicted or terminated from housing assistance based on acts of such violence.

VAWA expands remedies for victims of VAWA crimes by requiring housing agencies (HAs) to have an emergency transfer plan and permit for bifurcation of a lease. This will allow reasonable time for tenants to establish eligibility for assistance under a VAWA-covered program or to find new housing when an assisted household must be divided as a result of the violence or abuse covered by VAWA.

This Policy is required by the Violence Against Women Reauthorization Act of 2013 and contains all the mandatory protections and remedies afforded to applicants, residents, participants, and affiliated individuals who are victims of domestic violence, dating violence, sexual assault, and stalking.

For the purposes of the Violence Against Women Reauthorization Act 2013 Policy, the term “tenant” shall refer to an assisted family and the members of the household on their lease, but does not include guests or unreported members of a household. In addition, a live-in aide or caregiver is not a tenant, unless otherwise provided by program regulations, and cannot invoke VAWA protections.

**OBJECTIVES**

The Pahokee Housing Authority (hereinafter referred to as PHA), in an effort to maintain a safe environment for applicants, tenants, PHA employees, PHA contractors, and others who may be affected by a VAWA crime, shall establish policies and procedures to implement the provisions of the Violence Against Women Reauthorization Act of 2013 in compliance with Fair Housing Act and Equal Opportunities (FHEO), Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act (ADA), HUD regulations/notices, the PHA Plan, the Admission to and Occupancy of Public Housing (ACOP), the Section 8 HCVP Administrative Plan, and State and local housing laws.

The PHA will maintain compliance with all applicable requirements of VAWA and assist in reducing domestic violence, dating violence, sexual assault, stalking, and homelessness by:

- Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking;
- Creating and maintaining collaborative partnerships between the PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence,

sexual assault, or stalking (whether actual or imminent threat) who are assisted by the PHA;

- Protecting the physical safety of victims of domestic violence, dating violence, sexual assault, or stalking (whether actual or imminent threat) who are assisted by the PHA;
- Responding appropriately to incidents of domestic violence, dating violence, sexual assault, or stalking, affecting families or individuals assisted by the PHA.

## APPLICABILITY

The VAWA Policy shall be applicable to the following HUD programs (hereinafter referred to as covered housing programs):

- Section 202 Supportive Housing for the Elderly (12 U.S.C. 1701q), with implementing regulations at 24 CFR part 891.
- Section 811 Supportive Housing for Persons with Disabilities (42 U.S.C. 8013), with implementing regulations at 24 CFR part 891.
- Housing Opportunities for Persons with AIDS (HOPWA) program (42 U.S.C. 12901 et seq.), with implementing regulations at 24 CFR part 574.
- HOME Investment Partnerships (HOME) program (42 U.S.C. 12741 et seq.), with implementing regulations at 24 CFR part 92.
- Homeless programs under title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq.), including the Emergency Solutions Grants program (with implementing regulations at 24 CFR part 576), the Continuum of Care program (with implementing regulations at 24 CFR part 578), and the Rural Housing Stability Assistance program (with regulations forthcoming).
- Multifamily rental housing under section 221(d)(3) of the National Housing Act (12 U.S.C. 17151(d)) with a below-market interest rate (BMIR) pursuant to section 221(d)(5), with implementing regulations at 24 CFR part 221.
- Multifamily rental housing under section 236 of the National Housing Act (12 U.S.C. 1715z-1), with implementing regulations at 24 CFR part 236.
- HUD programs assisted under the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.); specifically, public housing under section 6 of the 1937 Act (42 U.S.C. 1437d) (with regulations at 24 CFR Chapter IX), tenant-based and project-based rental assistance under section 8 of the 1937 Act (42 U.S.C. 1437f) (with regulations at 24 CFR chapters VIII and IX), and the Section 8 Moderate Rehabilitation Single Room Occupancy (with implementing regulations at 24 CFR part 882, subpart H).
- The Housing Trust Fund (12 U.S.C. 4568) (with implementing regulations at 24 CFR part 93).

The regulations the 24 Code of Federal Regulations (CFR) Part 5, subpart L, are supplemented by the specific regulations for the HUD-covered housing programs. The program-specific regulations address how certain VAWA requirements are to be implemented and whether they can be implemented for the applicable covered housing program, given the statutory and regulatory framework for the program. When there is conflict between the regulations of 24 CFR Part 5, subpart L and the program-specific regulations, the program-specific regulations govern.

Where assistance is provided under more than one covered housing program and there is a conflict between VAWA protections or remedies under those programs, the individual seeking the VAWA protections or remedies may choose to use the protections or remedies under any or all of those programs, as long as the protections or remedies would be feasible and permissible under each of the program statutes.

## **VAWA POLICY PROVISIONS**

### **A. VAWA Protections**

Only tenants who are assisted by the PHA can invoke the VAWA protections that apply solely to tenants. However, an individual is entitled to VAWA protections if the individual is an applicant for PHA housing assistance.

**Nondiscrimination and Equal Opportunity Requirements:** VAWA protections are not limited to women but apply to all victims of domestic violence, dating violence, sexual assault and stalking regardless of sex, gender identity, or sexual orientation.

Consistent with the nondiscrimination and equal opportunities requirements, victims cannot be discriminated against on the basis of any protected class, including race, color, national origin, religion, sex, familial status, disability, or age.

Consistent with HUD's Equal Access Rule, HUD-assisted and HUD-insured housing are to be made available to all otherwise eligible individuals and families regardless of actual or perceived sexual orientation, gender identity, or marital status.

VAWA protections also apply when the victim and perpetrator are of the same sex. VAWA protections are provided to victims regardless of citizenship or immigration eligibility.

**Self-Petitioners:** Section 214 of the Housing and Community Development Act of 1980 states that HUD may not allow financial assistance to ineligible non-citizens, but assistance must not be denied while verifying immigration status.

VAWA also provides protections for "self-petitioners" who are noncitizens and claim to be victims of "battery or extreme cruelty" by their spouse or parent who is a U.S. citizen or lawful permanent resident (LPR). VAWA covers the following types of battery or extreme cruelty: domestic violence, dating violence, sexual assault, and stalking.

Self-petitioners can indicate that they are in "satisfactory immigration status" when applying for assistance or continued assistance from a Section 214 covered housing provider. "Satisfactory immigration status" means an immigration status which does not make the individual ineligible for financial assistance. After the PHA verifies the

immigration status in the Department of Homeland Security (DHS) Systematic Alien Verification for Entitlements (SAVE) System, the PHA will make a final determination as to the self-petitioner's eligibility.

Housing assistance and all other VAWA protections will be granted to the self-petitioner throughout the verification process until a final determination of the LPR status is made.

If the final determination is to deny the VAWA self-petitioner or the LPR petition, the PHA will alert the petitioner and take actions to terminate the voucher assistance or evict the petitioner from public housing in accordance with existing PHA public housing requirements.

**Live-In Aides:** Live-in aides are entitled to VAWA protections if the live-in aid is an applicant for PHA housing assistance. Live-in aides could be an affiliated individual of a tenant and if the live-in aide as an affiliated individual is a victim of domestic violence, dating violence, sexual assault, or stalking. The tenant with whom the affiliated individual is associated cannot be evicted or have assistance terminated on the basis that the affiliated individual was a victim of a VAWA crime.

#### **B. Notification of Occupancy Rights and Certification Form Requirements**

The Notice of Occupancy Rights Under the Violence Against Women Act (Form HUD-5380) explains the VAWA protections including, the rights to confidentiality and any VAWA protection limitations to applicants, tenants, and affiliated individuals.

The Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation (Form HUD-5382) is to be completed by the victim to document an incident of domestic violence, dating violence, sexual assault, or stalking that:

- States that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking;
- States that the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection meets the applicable definition for such incident; and
- Includes the name of the individual who committed the domestic violence, dating violence, sexual assault, or stalking, if the name is known and safe to provide.

The PHA will provide **each** applicant and tenant the Notice of Occupancy Rights and the Certification Form at each of the following times:

- At the time the applicant is denied assistance or admission;
- At the time the individual is provided assistance or admission;
- With any notification of eviction or notification of termination of assistance; and
- During the 12-month period following December 16, 2016, either during the annual recertification or lease renewal process, whichever is applicable, or, if there will be no recertification or lease renewal for a tenant during the first year

after December 16, 2016, through other means, including but not limited to assisted housing briefing materials, PHA notices/newsletters, and/or websites.

In accordance with Executive Order 13166 (Improving Access to Services for Persons with Limited English Proficiency), the PHA shall make available The Notice of Occupancy Rights and the Certification Form in multiple languages.

The PHA will include a description of the VAWA protections afforded to victims of VAWA crimes in HUD-required leases, lease addendums, or tenancy addendums as applicable.

**C. Denial of Admission, Termination of Assistance or Eviction**

The PHA will not deny admission to, deny assistance under, terminate from participating in, or evict from housing on the basis or as direct result of the fact that an applicant or tenant is, or has been, a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.

Criminal Activity: The PHA will not deny tenancy or occupancy rights to a tenant solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking if:

- The criminal activity is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant; and
- The tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault, or stalking.

Incidents of Actual or Threatened VAWA Crimes: The PHA will not consider an incident of actual or threatened domestic violence, dating violence, sexual assault, or stalking as:

- A serious or repeated violation of a lease executed by the victim or threatened victim of such incident; or
- Good cause for terminating the assistance, tenancy, or occupancy rights of the victim or threatened victim of such incident.

The PHA will deny admission or assistance to any member of the applicant household who is a perpetrator of domestic violence, dating violence, sexual assault, or stalking.

In adopting local standards, supportive of or in addition to the mandated reasons for denial of admission, the PHA will deny admission or assistance to an individual in the applicant family whose screening process provides relevant information reflecting a history of crimes involving domestic violence, dating violence, sexual assault, stalking, or other crimes of physical violence to persons or property.

**D. Confidentiality**

The PHA will retain in the strictest confidence all information pursuant to VAWA including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking.

The PHA will not allow any individual administering assistance on behalf of the PHA, in the employ of the PHA, or any persons contracted by the PHA to have access to confidential information unless it is explicitly necessary for these individuals to have access to the information under applicable Federal, State, or local law.

The PHA will not enter the VAWA confidential information into any shared database or disclose the information to any other entity or individual, except to the extent that the disclosure is:

- Requested or consented to in writing by the individual in a time-limited release;
- Required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program; or
- Otherwise required by applicable law.

**E. Certification of Claim of a VAWA Crime**

If an applicant or tenant claims to be a victim of domestic violence, dating violence, sexual assault, or stalking and is entitled to the VAWA protections or remedies, the PHA may request, in writing, that the applicant or tenant submit any one of the following as documentation of domestic violence, dating violence, sexual assault, or stalking. It is at the discretion of the applicant or tenant as to which one of the following forms of documentation to submit:

- The Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation (Form HUD-5382); or
- A document:
  - Signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional or mental health professional (collectively "professional") from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse;
  - Signed by the applicant or tenant; and
  - That specifies, under penalty of perjury, that the professional believes in the occurrence of an incident of domestic violence, dating violence, sexual assault, or stalking that is the grounds for protection and remedies and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking; or
- A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- At the discretion of the PHA, a statement or other evidence provided by the applicant or tenant.

If the PHA does not receive the documentation requested within 14 business days after the applicant or tenant received the request in writing for the documentation from the PHA, the PHA may

- Deny admission by the applicant or tenant;
- Deny assistance to the applicant or tenant;

- Terminate the participation of the tenant; or
- Evict the tenant or a lawful occupant that commits a violation of a lease.

The PHA at its discretion may extend the 14-business-day deadline.

If the PHA receives documentation that contains conflicting information (including certification forms from two or more members of a household with each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator), the PHA may require the applicant or tenant to submit third-party documentation within 30 calendar days of the date of the request for the third-party documentation.

**Note:** The PHA is not required to request that an individual submit documentation of the status of the individual as a victim of domestic violence, dating violence, sexual assault, or stalking.

#### **F. Family Break-Ups and VAWA**

The PHA will determine which family members continue to receive assistance if the family breaks up. If the family breaks up as a result of an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA will ensure that the victim retains the assistance.

Other policies regarding family break-up are contained in the PHA's public housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 HCV Administrative Plan.

#### **G. Limitations of VAWA Protections**

The tenant may invoke VAWA protections on more than one occasion and the PHA will not subject additional conditions that would adversely affect the tenant's tenancy because they have invoked VAWA protections. There are no limitations on the number of occasions a victim can invoke VAWA protections.

The PHA will comply with a court order in respect to:

- The rights of access or control of property, including cooperating with law enforcement to enforce civil protection orders issued to protect the victim of domestic violence, dating violence, sexual assault, or stalking; or
- The distribution or possession of property among members of the household.

The PHA may evict or terminate assistance to a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. The PHA will not subject the tenant who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, or is affiliated with an individual who is or has been a victim of domestic violence, dating violence, sexual assault or stalking, to a more demanding standard than other tenants when determining whether to evict or terminate assistance.

The PHA may terminate assistance or evict a tenant if the PHA can demonstrate an actual and imminent threat to other tenants, PHA employees, or those employed at or providing services to the PHA would of be present if that tenant or lawful occupant is not terminated from assistance or evicted. An actual and imminent threat refers to a physical danger that is real, would occur within an immediate time frame and could result in death or serious bodily harm. Words, gestures, actions or other indicators can be considered an actual and imminent threat. In determining whether an individual would pose an actual and imminent threat, the PHA will consider the following factors:

- The duration of the risk,
- The nature and severity of the potential harm,
- The likelihood that the potential harm will occur, and
- The length of time before the potential harm will occur.

The PHA will utilize termination of assistance or eviction only when there are no other actions the PHA can employ to reduce or eliminate the threat, including but not limited to transferring the victim to a different unit, barring the perpetrator from the property, and contacting law enforcement in order to keep the property safe to prevent the perpetrator from acting on a threat.

The PHA will terminate tenancy or assistance, or refuse to renew a lease or assistance, to any household member who is the perpetrator of domestic violence, dating violence, sexual assault, stalking, or who engages in criminal acts of physical violence against family members or others.

#### **H. Removal of Perpetrator (Lease Bifurcation)**

Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or Federal, State, or local law to the contrary, the PHA may bifurcate a lease, or remove a household member from a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to such a member who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual.

The PHA may bifurcate a lease without regard to whether a household member is a signatory to the lease and without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such criminal activity who is also a tenant or lawful occupant.

The PHA's dwelling lease shall contain provisions for eviction, removal, termination of occupancy rights, or termination of assistance in accordance with the procedures prescribed by Federal, State and local law applicable to terminations of tenancy and evictions. The Tenancy Addendum (Form HUD-52641-A) shall be attached to all leases for dwelling units occupied by PHA-assisted families in the HCV program.

The PHA retains all rights to add the name of the perpetrator to its "Banned and Criminal Trespass" list that is provided to the local law enforcement.

**I. Reasonable Time to Establish Eligibility for Assistance or Find Alternative Housing Following Bifurcation of Lease**

If the PHA exercises the option to bifurcate the lease and the individual who was evicted or for whom the assistance was terminated was the eligible tenant, the PHA shall provide to any remaining tenant or tenants that were not already eligible a period of 90 calendar days from the date of bifurcation of the lease to:

- Establish eligible immigration status; or
- Establish eligibility under another housing program; or
- Find alternative housing.

The 90-calendar-day period is the total period provided to the remaining tenants to establish eligible immigration status. The 90-calendar-day period will not be available to a remaining household member if prohibited by statutory requirements. The 90-day-calendar period will not apply beyond the expiration of the lease unless permitted by program regulation.

The PHA may extend the 90-calendar-day period up to an additional 60 calendar days unless the PHA is prohibited from doing so due to regulations or unless the time period would extend beyond the expiration of the lease.

**J. Emergency Transfer Plan (ETP)**

The PHA's Emergency Transfer Plan addresses situations that involve significant risk to tenants who are, have been, or reasonably believe they will be victims of domestic violence, dating violence, sexual assault, or stalking. The PHA may approve an emergency transfer for tenants, regardless of sex, gender identity or sexual orientation, to move from their current unit to a "safe unit." A safe unit is a unit the victim of domestic violence, dating violence, sexual assault, or stalking believes to be safe.

The ability of the PHA to honor the request for an emergency transfer depends upon a preliminary determination that:

- The tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and
- Whether the PHA has another unit that is available and is safe to offer the tenant for temporary or permanent occupancy.

The Emergency Transfer Plan provides that a tenant receiving rental assistance through or residing in a unit subsidized under the PHA who is a victim of domestic violence, dating violence, sexual assault, or stalking will qualify for an emergency transfer if:

- The tenant expressly requests the transfer (Form HUD-5383, Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking); and
- The tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains within the same dwelling unit that the tenant is currently occupying; or

- In the case of a tenant who is a victim of sexual assault, either the tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains within the same dwelling unit that the tenant is currently occupying, or the sexual assault occurred on the premises during the 90-calendar-day period preceding the date of the request for transfer.

The tenant who is a victim of sexual assault may make an imminent harm request regardless of when or where the sexual assault occurred, and the PHA may permit more than 90 calendar days from the date of the sexual assault.

The PHA cannot guarantee that the emergency transfer request will be approved or how long it will take to process the request for an emergency transfer. The PHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of the unit. If the tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit.

The tenant may qualify for either an internal emergency transfer or external transfer.

- An internal emergency transfer is the relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process.
- An external emergency transfer is the relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is the tenant must undergo an application process in order to reside in the new unit.

The tenant may seek an internal emergency transfer and an external emergency transfer concurrently if a safe unit is not immediately available.

If a safe unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The PHA will not transfer the tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If the PHA does not have a safe and available unit for a tenant requesting an emergency transfer, the PHA will assist the tenant in identifying other housing providers who may have a safe and available unit to which the tenant could move. At the tenant's request, the PHA will assist the tenant in contacting local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

VAWA strict confidentiality measures are included in the Emergency Transfer Plan so as not to disclose the location of the new unit to the abuser.

The PHA will make the Emergency Transfer Plan available upon request and, when feasible, make the Plan publicly available.

The PHA will keep a record of all emergency transfers requested under its Emergency Transfer Plan and the outcome of the requests. The PHA shall retain these records for a period of three (3) years or for a period of time as specified by program regulations. The PHA must report the requests and outcomes to HUD annually. The PHA will provide reasonable accommodation for individuals with disabilities.

An emergency transfer request must not be construed to supersede any PHA eligibility or other occupancy requirements.

**K. PHA Relationships with Service Providers**

The PHA will seek and establish partnerships with private, governmental, and victim advocacy organizations which provide counseling, shelter, and/or services to victims of domestic violence, dating violence, sexual assault, or stalking.

In its efforts to maintain a safe environment for its tenants, the PHA will become familiar with other housing providers that provide both private market units or other government-assisted units, not solely HUD-assisted units, that can be used to assist victims of domestic violence, dating violence, sexual assault, or stalking to move quickly.

**L. PHA’s Safety and Crime Prevention Measures**

The PHA will include in its 5-Year Plan a statement of the goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of victims of domestic violence, dating violence, sexual assault, or stalking.

The PHA will include in its Annual Plan a statement of any domestic violence, dating violence, sexual assault, and stalking prevention programs and descriptions of any activities, services, or programs provided or offered by the PHA, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking that:

- Help victims of domestic violence, dating violence, sexual assault, or stalking obtain or maintain housing;
- Prevent domestic violence, dating violence, sexual assault, or stalking; or
- Enhance victim safety in assisted housing.

**M. Relationship with Other Applicable Laws**

Neither the Violence Against Women Reauthorization Act of 2013 (VAWA) nor the VAWA Policy adopted by the PHA shall preempt or supersede any provision of Federal, State, or local law that provides greater protections than that provided under VAWA for victims of domestic violence, dating violence, sexual assault, or stalking.

**N. Changes in Laws and Regulations**

In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with this Policy, automatically supersede this Policy.

The PHA will revise this Policy periodically as approved by the PHA Board of Commissioners.

**DEFINITIONS**

**1937 Act**

The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.).

**Actual and Imminent Threat**

Refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

**Affiliated Individual**

- A spouse, parent, brother, sister, or child of that individual, or a person to whom that individual stands in the place of a parent or guardian (for example, the affiliated individual is a person in the care, custody, or control of that individual); or
- Any individual, tenant, or lawful occupant living in the household of that individual.

**Applicant**

A person or a family that has applied for housing assistance.

**Available Unit**

A unit that is not occupied and is available to tenants per program requirements, eligibility, unit restrictions, and term limitations.

**Covered Housing Provider**

Refers to the individual or entity under a covered housing program that has responsibility for the administration and/or oversight of VAWA protections and includes PHAs, sponsors, owners, mortgagors, managers, State and local governments or agencies thereof, nonprofit or for-profit organizations or entities. The program-specific regulations for the covered housing programs identify the individual or entity that carries out the duties and responsibilities of the covered housing provider as set forth in part 5, subpart L. For any of the covered housing programs, it is possible that there may be more than one covered housing provider; that is, depending upon the VAWA duty or responsibility to be performed by a covered housing provider, the covered housing provider may not always be the same individual or entity.

**Bifurcate**

To divide a lease as a matter of law, subject to the permissibility of such process under the requirements of the applicable HUD-covered program and State or local law, such that certain tenants or lawful occupants can be evicted or removed and the remaining tenants or lawful occupants can continue to reside in the unit under the same lease requirements or as may be revised depending upon the eligibility for continued occupancy of the remaining tenants and lawful occupants.

**Covered Housing Programs**

- Section 202 Supportive Housing for the Elderly (12 U.S.C. 1701q), with implementing regulations at 24 CFR part 891.
- Section 811 Supportive Housing for Persons with Disabilities (42 U.S.C. 8013), with implementing regulations at 24 CFR part 891.

- Housing Opportunities for Persons With AIDS (HOPWA) program (42 U.S.C. 12901 et seq.), with implementing regulations at 24 CFR part 574.
- HOME Investment Partnerships (HOME) program (42 U.S.C. 12741 et seq.), with implementing regulations at 24 CFR part 92.
- Homeless programs under title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq.), including the Emergency Solutions Grants program (with implementing regulations at 24 CFR part 576), the Continuum of Care program (with implementing regulations at 24 CFR part 578), and the Rural Housing Stability Assistance program (with regulations forthcoming).
- Multifamily rental housing under section 221(d)(3) of the National Housing Act (12 U.S.C. 17151(d)) with a below-market interest rate (BMIR) pursuant to section 221(d)(5), with implementing regulations at 24 CFR part 221.
- Multifamily rental housing under section 236 of the National Housing Act (12 U.S.C. 1715z-1), with implementing regulations at 24 CFR part 236.
- HUD programs assisted under the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.); specifically, public housing under section 6 of the 1937 Act (42 U.S.C. 1437d) (with regulations at 24 CFR Chapter IX), tenant-based and project-based rental assistance under section 8 of the 1937 Act (42 U.S.C. 1437f) (with regulations at 24 CFR chapters VIII and IX), and the Section 8 Moderate Rehabilitation Single Room Occupancy (with implementing regulations at 24 CFR part 882, subpart H).
- The Housing Trust Fund (12 U.S.C. 4568) (with implementing regulations at 24 CFR part 93).

**Dating Violence**

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship;
  - The type of relationship; and
  - The frequency of interaction between the persons involved in the relationship.

**Domestic Violence**

Includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. The term "spouse or intimate partner of the victim" includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship.

**External Emergency Transfer**

An emergency relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is, the tenant must undergo an application process in order to reside in the new unit.

**Fair Housing Act**

Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq.).

**Family**

Includes, but is not limited to, the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or

A group of persons residing together, and such group includes, but is not limited to:

- A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- An elderly family;
- A near-elderly family;
- A disabled family;
- A displaced family; and
- The remaining member of a tenant family.

**Gender Identity**

The gender with which a person identifies, regardless of the sex assigned to that person at birth and regardless of the person's perceived gender identity. Perceived gender identity means the gender with which a person is perceived to identify based on that person's appearance, behavior, expression, other gender-related characteristics, or sex assigned to the individual at birth or identified in documents.

**Guest**

A person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant.

**Household**

The family and PHA-approved live-in aide and/or foster children/adults.

**HUD**

The Department of Housing and Urban Development

**Internal Emergency Transfer**

An emergency relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process.

**Live-In Aide**

A person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:

- Is determined to be essential to the care and well-being of the persons;
- Is not obligated for the support of the persons; and
- Would not be living in the unit except to provide the necessary supportive services.

**Other Person under the Tenant's Control**

The person, although not staying as a guest (as defined in this section) in the unit, is, or was at the time of the activity in question, on the premises (as premises is defined in this section) because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

**Premises**

The building or complex or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.

**Public Housing**

Housing assisted under the 1937 Act, other than under Section 8. "Public housing" includes dwelling units in a mixed-finance project that are assisted by a PHA with capital or operating assistance.

**Public Housing Agency (PHA)**

Any State, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the 1937 Act.

**Perpetrator**

Perpetrator means a person who commits an act of domestic violence, dating violence, sexual assault, or stalking against a victim.

**Reasonable Belief of Imminent Harm**

It does not matter when the initial act occurred if the current belief of the victim of a threat of imminent harm is reasonable.

**Responsible Entity**

For the public housing program and the Section 8 HCV (tenant-based assistance) program, responsible entity means the PHA administering the program under an Annual Contributions Contract with HUD.

**Safe Unit**

A unit that the victim of domestic violence, dating violence, sexual assault, or stalking believes is safe.

**Satisfactory Immigration Status**

An immigration status which does not make the individual ineligible for financial assistance.

**Sexual Assault**

Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

**Stalking**

Engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- Fear for the person's individual safety or the safety of others; or
- Suffer substantial emotional distress.

**Sexual Orientation**

One's emotional or physical attraction to the same and/or opposite sex (e.g., homosexuality, heterosexuality, or bisexuality).

**Tenant**

An assisted family and the members of the household on their lease, but does not include guests or unreported members of a household. A live-in aide or caregiver is not a tenant, unless otherwise provided by program regulations, and cannot invoke VAWA protections.

**VAWA**

The Violence Against Women Act of 1994, as amended (42 U.S.C. 13925 and 42 U.S.C. 14043e et seq.).

**VAWA Crimes**

Domestic violence, dating violence, sexual assault, or stalking.

**NOTICE**

The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies. The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that the Housing Authority’s general counsel and/or attorney review this policy prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than The Nelrod Company.

**PAHOKEE HOUSING AUTHORITY**  
**Pahokee, Florida**

**EMERGENCY TRANSFER PLAN**  
**FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE,**  
**SEXUAL ASSAULT, OR STALKING**

<p><b>Adopted by PHA Board of Commissioners</b></p> <p>Resolution No.: _____</p> <p>Date of Adoption: _____</p> <p>Effective Date of Implementation: _____</p>
--

Authorized Use by Pahokee Housing Authority

Table of Contents

EMERGENCY TRANSFERS..... 3

ELGIBILITY FOR EMERGENCY TRANSFER..... 3

EMERGENCY TRANSFER REQUEST DOCUMENTATION..... 4

CONFIDENTIALITY ..... 4

EMERGENCY TRANSFER TIMING AND AVAILABILITY..... 5

SAFETY AND SECURITY OF TENANTS ..... 8

ATTACHMENT ..... 8

CHANGES IN LAWS AND REGULATIONS..... 8

DEFINITIONS ..... 9

**PAHOKEE HOUSING AUTHORITY  
EMERGENCY TRANSFER PLAN FOR VICTIMS OF  
DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

**EMERGENCY TRANSFERS**

The Pahokee Housing Authority (hereinafter referred as PHA) is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant’s current unit to another unit.

For the purposes of the Violence Against Women Reauthorization Act of 2013, the term “tenant” shall refer to an assisted family and the members of the household on their lease, but does not include guests or unreported members of a household.

The ability to request a transfer is available regardless of race, color, national origin, religion, familial status, marital status, disability, age, sex, actual or perceived sexual orientation, or gender identity.

The ability of the PHA to honor such requests for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and upon whether the PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This Plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This Plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD).

**ELIGIBILITY FOR EMERGENCY TRANSFER**

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD’s regulations at 24 CFR part 5, subpart L, is eligible for an emergency transfer if:

- 1. The tenant expressly requests the emergency transfer (Form HUD-5383, Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking); and
- 2. The tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit; or
- 3. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

**EMERGENCY TRANSFER REQUEST DOCUMENTATION**

To request an emergency transfer, the tenant shall notify the PHA’s management office and submit a written request (Form HUD-5383, Emergency Transfer Request) for a transfer to a safe location.

The tenant’s written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA’s program; or
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant’s request for an emergency transfer.

The PHA will request, in writing, that the tenant submit any one of the following as documentation of domestic violence, dating violence, sexual assault, or stalking. It is at the discretion of the tenant as to which one of the following forms of documentation to submit:

- The Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation (Form HUD-5382); or
- A document:
  - Signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional or mental health professional (collectively “professional”) from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse;
  - Signed by the tenant; and
  - That specifies, under penalty of perjury, that the professional believes in the occurrence of an incident of domestic violence, dating violence, sexual assault, or stalking that is the grounds for protection and remedies and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking; or
- A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- At the discretion of the PHA a statement or other evidence provided by the tenant.

The PHA will provide reasonable accommodations to this Plan for individuals with disabilities.

**CONFIDENTIALITY**

The PHA will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families, unless the victim gives the PHA written permission to release the information on a time-limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from public housing or the Housing Choice Voucher program.

The PHA will not allow any individual administering assistance on behalf of the PHA, in the employ of the PHA, or any person contracted by the PHA to have access to confidential information unless it is explicitly necessary for these individuals to have access to the information under applicable Federal, State, or local law.

The PHA will not enter the VAWA confidential information into any shared database or disclose the information to any other entity or individual except to the extent that the disclosure is:

- Requested or consented to in writing by the individual in a time-limited release;
- Required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program; or
- Otherwise required by applicable law.

This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant.

VAWA does not limit the PHA’s duty to honor court orders about access to or control of the property. This includes orders when issued to protect a victim and orders dividing property among household members in cases when a family breaks up.

**EMERGENCY TRANSFER TIMING AND AVAILABILITY**

The PHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. However, the PHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. A safe unit is a unit the victim of domestic violence, dating violence, sexual assault, or stalking believes to be safe. The PHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

The tenant may qualify for either an internal emergency transfer or external emergency transfer.

- Internal Emergency Transfer: Is the relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process.
  - The PHA will allow a tenant to make an internal emergency transfer under VAWA when a safe unit is immediately available.
  - The PHA will take the following actions to assist a tenant in making an internal emergency transfer under VAWA when a safe unit is not immediately available:
    - Public Housing to Tenant-Based: If the victim is receiving low rent public housing assistance, and is eligible for tenant-based rental assistance, the tenant will be given priority to receive tenant-based rental assistance over individuals on the tenant-based rental assistance waiting list.
    - Public Housing to Project-Based Voucher: If the victim is receiving low rent public housing assistance, and is eligible for project-based voucher rental assistance, the tenant will be given priority to receive project-based voucher rental assistance over individuals on the project-based voucher rental assistance waiting list.

- Tenant-Based to Public Housing: If the victim is receiving tenant-based rental assistance, and is eligible for low rent public housing assistance, the tenant will be given priority to receive low rent public housing assistance over individuals on the low rent public housing assistance waiting list and over current public housing tenants seeking non-emergency transfers.
- Tenant-Based to Project-Based Voucher: If the victim is receiving tenant-based rental assistance, and is eligible for project-based voucher assistance, the tenant will be given priority to receive project-based voucher assistance over individuals on the project-based voucher assistance waiting list.
- Section 8/HCV: If the victim is receiving Section 8/HCV tenant-based rental assistance, the PHA will not deny the tenant's portability option to move to a safe unit located in another PHA's jurisdiction. The tenant may utilize his/her portability option as long as the tenant is in compliance with all other requirements under the tenant-based rental assistance program and has moved to the new jurisdiction to protect the health or safety of the tenant or tenant family members who has been a victim of domestic violence, dating violence, sexual assault, or stalking, and the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains in the same unit that the tenant is currently occupying.
- Project-Based Voucher: If the victim is receiving project-based voucher rental assistance, the PHA will not terminate assistance if the tenant, with or without prior notification to the PHA, moves out of a unit in violation of the lease, if the move occurs to protect the health or safety of the tenant or tenant family member who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, and the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains in the same unit that the tenant is occupying. The PHA will offer the tenant the opportunity for tenant-based rental assistance, if available, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. The PHA may also offer the tenant low rent public housing assistance if the tenant is eligible and there is a unit available.
- External Emergency Transfer: Is the relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is, the tenant must undergo an application process in order to reside in the new unit.
  - The PHA will take the following actions to assist a tenant in making an external emergency transfer under VAWA when a safe unit is not immediately available:
    - If the victim is receiving low rent public housing assistance, the PHA will enter into a Memoranda of Understanding (MOU) with another PHA to give priority to the eligible tenant to receive low rent public housing assistance over individuals on the other PHA's waiting list for low rent public housing assistance or over current public housing tenants seeking non-emergency transfers.
    - The PHA will seek and establish partnerships with private, governmental, and victim advocacy organizations which provide counseling, shelter, and/or services to victims of domestic violence, dating violence, sexual assault, or stalking.

- The PHA will become familiar with other housing providers that provide both private market units or other government-assisted units, not solely HUD-assisted units, that can be used to assist victims of domestic violence, dating violence, sexual assault, or stalking to move quickly under a VAWA emergency transfer.
- The tenant may seek an internal emergency transfer and an external emergency transfer concurrently if a safe unit is not immediately available.

The PHA will give the highest priority to tenants requesting an emergency transfer under VAWA over the following categories of tenants seeking transfers due to:

- Emergency: Conditions in the tenant's unit, building, or at the site pose an immediate, verifiable threat to the life, health, or safety of the tenant or family members. Examples of such unit or building conditions include: a gas leak, no heat in the building during the winter, no water, toxic contamination, and serious water leaks.
- Reasonable Accommodation: These transfers are made when a tenant needs to move to a different unit as an accommodation to a tenant's disability. This kind of transfer may be requested for a variety of reasons, including but not limited to: the tenant needs to be moved to a ground floor unit because his/her disability prevents him/her from climbing stairs; the tenant needs a unit with certain physical features that cannot be provided in their current unit without undue financial and administrative burden to the PHA.
- Demolition, Disposition, Revitalization or Rehabilitation: These transfers permit the PHA to demolish, sell, or do major revitalization or rehabilitation work at a building or site.
- Occupancy Standards: These transfers are made when the tenant's family size has changed and it is now too large or too small for the unit occupied. The PHA is required to make this transfer.
- Tenant-initiated: A tenant requests a unit transfer that is not out of necessity. The PHA may establish a policy to exclude such transfers from its policy.
- Incentive: These transfers to new or rehabilitated units can be made for tenants with excellent residency histories. These transfers are not required.
- Split Family Transfers: Not all PHAs make these transfers, which permit very large families that have two adults to split into two households and be transferred to two units. A split family transfer is a type of Occupancy Standards transfer.

If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a safe unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred.

If the PHA has no safe and available units for which a tenant who needs an emergency transfer is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.

At the tenant's request, the PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this Plan.

If a tenant moved from the assisted unit during the lease term due to domestic violence, dating violence, sexual assault, or stalking, the tenant shall remain liable for the tenant rent until the PHA takes possession of the unit.

The PHA will not terminate the tenant’s housing assistance if the tenant turns down a unit in which he/she believe to be unsafe. The PHA will not deny the tenant an emergency transfer if the perpetrator learned of the new unit location or another VAWA incident occurs.

**SAFETY AND SECURITY OF TENANTS**

During processing of the emergency transfer request and the actual transfer the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network’s National Sexual Assault Hotline at 800-656-HOPE (4673), or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime’s Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resoruce-center>.

**ATTACHMENT**

Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

**CHANGES IN LAWS AND REGULATIONS**

In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with this Plan, automatically supersede this Plan.

The PHA will revise this Plan periodically as approved by the PHA Board of Commissioners

DEFINITIONS

1937 Act

The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.).

Actual and Imminent Threat

Refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

Affiliated Individual

- A spouse, parent, brother, sister, or child of that individual, or a person to whom that individual stands in the place of a parent or guardian (for example, the affiliated individual is a person in the care, custody, or control of that individual); or
- Any individual, tenant, or lawful occupant living in the household of that individual.

Applicant

A person or a family that has applied for housing assistance.

Available Unit

A unit that is not occupied and is available to tenants per program requirements, eligibility, unit restrictions, and term limitations.

Covered Housing Provider

Refers to the individual or entity under a covered housing program that has responsibility for the administration and/or oversight of VAWA protections and includes PHAs, sponsors, owners, mortgagors, managers, State and local governments or agencies thereof, nonprofit or for-profit organizations or entities. The program-specific regulations for the covered housing programs identify the individual or entity that carries out the duties and responsibilities of the covered housing provider as set forth in part 5, subpart L. For any of the covered housing programs, it is possible that there may be more than one covered housing provider; that is, depending upon the VAWA duty or responsibility to be performed by a covered housing provider, the covered housing provider may not always be the same individual or entity.

Bifurcate

To divide a lease as a matter of law, subject to the permissibility of such process under the requirements of the applicable HUD-covered program and State or local law, such that certain tenants or lawful occupants can be evicted or removed and the remaining tenants or lawful occupants can continue to reside in the unit under the same lease requirements or as may be revised depending upon the eligibility for continued occupancy of the remaining tenants and lawful occupants.

Covered Housing Programs

- Section 202 Supportive Housing for the Elderly (12 U.S.C. 1701q), with implementing regulations at 24 CFR part 891.
- Section 811 Supportive Housing for Persons with Disabilities (42 U.S.C. 8013), with implementing regulations at 24 CFR part 891.

- Housing Opportunities for Persons with AIDS (HOPWA) program (42 U.S.C. 12901 et seq.), with implementing regulations at 24 CFR part 574.
- HOME Investment Partnerships (HOME) program (42 U.S.C. 12741 et seq.), with implementing regulations at 24 CFR part 92.
- Homeless programs under title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq.), including the Emergency Solutions Grants program (with implementing regulations at 24 CFR part 576), the Continuum of Care program (with implementing regulations at 24 CFR part 578), and the Rural Housing Stability Assistance program (with regulations forthcoming).
- Multifamily rental housing under section 221(d)(3) of the National Housing Act (12 U.S.C. 17151(d)) with a below-market interest rate (BMIR) pursuant to section 221(d)(5), with implementing regulations at 24 CFR part 221.
- Multifamily rental housing under section 236 of the National Housing Act (12 U.S.C. 1715z-1), with implementing regulations at 24 CFR part 236.
- HUD programs assisted under the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.); specifically, public housing under section 6 of the 1937 Act (42 U.S.C. 1437d) (with regulations at 24 CFR Chapter IX), tenant-based and project-based rental assistance under section 8 of the 1937 Act (42 U.S.C. 1437f) (with regulations at 24 CFR chapters VIII and IX), and the Section 8 Moderate Rehabilitation Single Room Occupancy (with implementing regulations at 24 CFR part 882, subpart H).
- The Housing Trust Fund (12 U.S.C. 4568) (with implementing regulations at 24 CFR part 93).

**Dating Violence**

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship;
  - The type of relationship; and
  - The frequency of interaction between the persons involved in the relationship.

**Domestic Violence**

Includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. The term "spouse or intimate partner of the victim" includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship.

**External Emergency Transfer**

An emergency relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is, the tenant must undergo an application process in order to reside in the new unit.

**Fair Housing Act**

Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq.).

**Family**

Includes, but is not limited to, the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or

A group of persons residing together, and such group includes, but is not limited to:

- A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- An elderly family;
- A near-elderly family;
- A disabled family;
- A displaced family; and
- The remaining member of a tenant family.

**Gender Identity**

The gender with which a person identifies, regardless of the sex assigned to that person at birth and regardless of the person's perceived gender identity. Perceived gender identity means the gender with which a person is perceived to identify based on that person's appearance, behavior, expression, other gender-related characteristics, or sex assigned to the individual at birth or identified in documents.

**Guest**

A person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant.

**Household**

The family and PHA-approved live-in aide and/or foster children/adults.

**HUD**

The Department of Housing and Urban Development

**Internal Emergency Transfer**

An emergency relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process.

**Live-In Aide**

A person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:

- Is determined to be essential to the care and well-being of the persons;
- Is not obligated for the support of the persons; and
- Would not be living in the unit except to provide the necessary supportive services.

**Other Person under the Tenant's Control**

The person, although not staying as a guest (as defined in this section) in the unit, is, or was at the time of the activity in question, on the premises (as premises is defined in this section) because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

**Premises**

The building, complex, or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.

**Public Housing**

Housing assisted under the 1937 Act, other than under Section 8. "Public housing" includes dwelling units in a mixed-finance project that are assisted by a PHA with capital or operating assistance.

**Public Housing Agency (PHA)**

Any State, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities, that is authorized to engage or assist in the development or operation of low-income housing under the 1937 Act.

**Perpetrator**

Perpetrator means a person who commits an act of domestic violence, dating violence, sexual assault, or stalking against a victim.

**Reasonable Belief of Imminent Harm**

It does not matter when the initial act occurred if the current belief of the victim of a threat of imminent harm is reasonable.

**Responsible Entity**

For the public housing program and the Section 8 HCV (tenant-based assistance) program, responsible entity means the PHA administering the program under an Annual Contributions Contract with HUD.

**Safe Unit**

A unit that the victim of domestic violence, dating violence, sexual assault, or stalking believes is safe.

**Satisfactory Immigration Status**

An immigration status which does not make the individual ineligible for financial assistance.

**Sexual Assault**

Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

**Stalking**

Engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- Fear for the person's individual safety or the safety of others; or
- Suffer substantial emotional distress.

**Sexual Orientation**

One's emotional or physical attraction to the same and/or opposite sex (e.g., homosexuality, heterosexuality, or bisexuality).

**Tenant**

An assisted family and the members of the household on their lease, but does not include guests or unreported members of a household. A live-in aide or caregiver is not a tenant, unless otherwise provided by program regulations, and cannot invoke VAWA protections.

**VAWA**

The Violence Against Women Act of 1994, as amended (42 U.S.C. 13925 and 42 U.S.C. 14043e et seq.).

**VAWA Crimes**

Domestic violence, dating violence, sexual assault, or stalking.

**NOTICE**

The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies. The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that the Housing Authority’s general counsel and/or attorney review this policy prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than The Nelrod Company.