

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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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

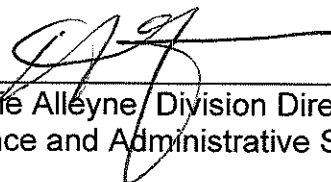
Budget Account No.:

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:

 4/1/2026
 OFMB DA 4/1 PA 4/1

 4/2/24
 Contract Development and Control 2679.2.26

B. Legal Sufficiency:

 4/16/26
 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, Sara Baxter, the Mayor
Official's Name *Official's Title*
 certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
 year 2026 of the FL021 - PAHOKEE HOUSING AUTHORITY is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
 to:
Palm Beach County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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 the County's goals and objectives, 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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Sara Baxter	Title: Mayor
Signature:	Date:

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Office, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

**Form identification: FL021 - PAHOKEE HOUSING AUTHORITY form HUD-50077-SL (Form ID - 6731)
 printed by Inger Harvey in HUD Secure Systems/Public Housing Portal at 03/29/2026 01:16PM EST**

Approved as to Form And Legal Sufficiency By: <u>Howard J. Falcon III</u> Chief Assistant County Attorney	Approved as to Terms and Conditions Housing and Economic Development By: <u>Carlos Serrano</u> Deputy Director	ATTEST: Mike Caruso Clerk and Comptroller By: _____
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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
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(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
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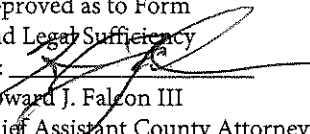
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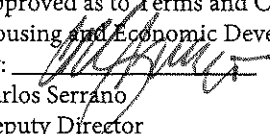
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By: 
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Chief Assistant County Attorney

Approved as to Terms and Conditions
Housing and Economic Development
By: 
Carlos Serrano
Deputy Director

ATTEST: Mike Caruso
Clerk and Comptroller
By: _____

PHA Plans for the Pahokee Housing Authority Annual Plan for FYB 2026

Inger Harvey, Executive Director

FYB July 1, 2026

FINAL DRAFT



Presented by:

The **Nelrod** Company

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Fort Worth, Texas 76107
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Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
<p>Purpose. 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>Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA <u>do not</u> need to submit this form.</p> <p>Definitions.</p> <ol style="list-style-type: none"> (1) High-Performer PHA – 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. (2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – 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. (4) Standard PHA – 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. (5) Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (6) Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled. 		

A	PHA Information.																																
A.1	<p> PHA Name: <u>Pahokee Housing Authority</u> PHA Code: <u>FL021</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Public Housing (PH) Units: <u>474</u> Number of Housing Choice Voucher (HCVs): <u>90</u> Number of VASH Vouchers: <u>10</u> Number of Mainstream Vouchers: <u>50</u> Total Combined Units/Vouchers: <u>624</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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. 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. </p> <p> The following are the specific locations where the public may obtain copies of the 2026 Annual PHA Plan: <ul style="list-style-type: none"> ▪ Administrative Office – 465 Friend Terrace, Pahokee, FL 33476 </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <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> </tbody> </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:																							
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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?</p> <table border="0"> <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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency 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>Asset Management.</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 revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total: 151</i> <i>Extremely Low Income: 119-79%</i> <i>Very Low Income: 20-13%</i> <i>Low Income: 12-8%</i> <i>Families with children: 79-52%</i> <i>Elderly Families: 72-48%</i> <i>Families with Disabilities: 39-26%</i> <i>White: 3-2%</i> <i>Black/African American: 142-94%</i> <i>Hispanic: 6-4%</i></p> <p>Bedrooms: <i>1 BR: 72-48%</i> <i>2 BR: 59-39%</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 checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency 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"/>	Asset Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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B.1	<p>3 BR: 10-7% 4 BR: 8-5% 5 BR: 2-1%</p> <p><i>The waiting list has been closed for 13 months. The PHA does expect to reopen the waiting list in the PHA Plan year.</i></p> <p><u>Waiting List for Section 8:</u></p> <p><i>Total: 2 Extremely Low Income: 2-100% Families with children: 2-100% White: 2-100%</i></p> <p><i>The waiting list has been closed for 40 months. The PHA does expect to reopen the waiting list in the PHA Plan year.</i></p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions</p> <p><u>Public Housing</u></p> <p><u>Deconcentration and Income Mixing:</u></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> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">Deconcentration Policy for Covered Developments</th> </tr> <tr> <th style="width: 30%;">Development Name:</th> <th style="width: 10%;">Number of Units</th> <th style="width: 40%;">Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</th> <th style="width: 20%;">Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</th> </tr> </thead> <tbody> <tr> <td><i>McClure Annex</i></td> <td style="text-align: center;"><i>16</i></td> <td><i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i></td> <td></td> </tr> <tr> <td><i>Isles of Pahokee</i></td> <td style="text-align: center;"><i>121</i></td> <td><i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i></td> <td></td> </tr> </tbody> </table>	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)]	<i>McClure Annex</i>	<i>16</i>	<i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i>		<i>Isles of Pahokee</i>	<i>121</i>	<i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i>	
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B.1 Financial Resources		
Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2026 grants)		
a) Public Housing Operating Fund	2,458,498.00	
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	2,286,608.00	
f) Resident Opportunity and Self- Sufficiency Grants	216,038.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
FSS	53,334.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2025 CFP	1,779,238.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	1,361,000.00	Public housing operations
4. Other income (list below)		
Interest on Investments	274,000.00	Public housing operations
Excess Utilities	67,000.00	Public housing operations
Other Income	107,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$10,381,954.00	

B.1	<p>Operation and Management</p> <p><u>PHA Management Structure</u></p> <p>A brief description of the management structure and organization of the PHA. <i>See attachment fl021c01</i></p> <p><u>HUD Programs Under PHA Management:</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Program Name</th> <th style="text-align: center;">Units or Families Served at Year Beginning</th> <th style="text-align: center;">Expected Turnover</th> </tr> </thead> <tbody> <tr> <td>Public Housing</td> <td style="text-align: center;"><i>474</i></td> <td style="text-align: center;"><i>Less than 5%</i></td> </tr> <tr> <td>Section 8 Vouchers</td> <td style="text-align: center;"><i>90</i></td> <td style="text-align: center;"><i>Less than 2%</i></td> </tr> <tr> <td>Section 8 Certificates</td> <td style="text-align: center;"><i>N/A</i></td> <td style="text-align: center;"><i>N/A</i></td> </tr> <tr> <td>Section 8 Mod Rehab</td> <td style="text-align: center;"><i>N/A</i></td> <td style="text-align: center;"><i>N/A</i></td> </tr> <tr> <td>Special Purpose Section 8 Certificates/Vouchers (list individually)</td> <td></td> <td></td> </tr> <tr> <td><i>MS5</i></td> <td style="text-align: center;"><i>43</i></td> <td style="text-align: center;"><i>Less than 2%</i></td> </tr> <tr> <td>Other Federal Programs (list individually)</td> <td></td> <td></td> </tr> <tr> <td><i>ROSS</i></td> <td style="text-align: center;"><i>57</i></td> <td style="text-align: center;"><i>Less than 5%</i></td> </tr> <tr> <td><i>FSS</i></td> <td style="text-align: center;"><i>26</i></td> <td style="text-align: center;"><i>N/A</i></td> </tr> </tbody> </table> <p><u>Management and Maintenance Policies:</u></p> <p>The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.</p> <p>Public Housing Management:</p> <ul style="list-style-type: none"> ▪ Admissions and Continued Occupancy Policy (ACOP) ▪ Procurement Policy ▪ Smoke Free Policy ▪ VAWA Policy ▪ Pet Policy <p>Section 8 Management:</p> <ul style="list-style-type: none"> ▪ HCV Administrative Plan 	Program Name	Units or Families Served at Year Beginning	Expected Turnover	Public Housing	<i>474</i>	<i>Less than 5%</i>	Section 8 Vouchers	<i>90</i>	<i>Less than 2%</i>	Section 8 Certificates	<i>N/A</i>	<i>N/A</i>	Section 8 Mod Rehab	<i>N/A</i>	<i>N/A</i>	Special Purpose Section 8 Certificates/Vouchers (list individually)			<i>MS5</i>	<i>43</i>	<i>Less than 2%</i>	Other Federal Programs (list individually)			<i>ROSS</i>	<i>57</i>	<i>Less than 5%</i>	<i>FSS</i>	<i>26</i>	<i>N/A</i>
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<i>MS5</i>	<i>43</i>	<i>Less than 2%</i>																													
Other Federal Programs (list individually)																															
<i>ROSS</i>	<i>57</i>	<i>Less than 5%</i>																													
<i>FSS</i>	<i>26</i>	<i>N/A</i>																													

B.1 Grievance Procedures**Public Housing**

The PHA has established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

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

- *PHA main administrative office – 465 Friend Terrace, Pahokee, FL 33476*

Section 8

The PHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

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

- *PHA main administrative office – 465 Friend Terrace, Pahokee, FL 33476*

Community Service and Self-Sufficiency Programs**A. PHA Coordination with the Welfare (TANF) Agency.**

1. *The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)*
2. *Other coordination efforts between the PHA and TANF agency include:*
 - *Client referrals*
 - *Information sharing regarding mutual clients (for rent determinations and otherwise)*
 - *Coordinate the provision of specific social and self-sufficiency services and programs to eligible families*

B.1	<p>B. Services and programs offered to residents and participants by the Pahokee Housing Authority are as follows:</p> <p>(1) General</p> <p>a. Self-Sufficiency Policies</p> <p><i>The PHA will employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:</i></p> <ul style="list-style-type: none"> ▪ <i>Public housing admissions policies</i> ▪ <i>Section 8 admissions policies</i> ▪ <i>FSS</i> <p>b. Economic and Social self-sufficiency programs</p> <p><i>The PHA does coordinate, promote or provide any services or programs for residents and participants.</i></p>			
Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>ROSS Coordinated Services</i>	<i>50-70</i>	<i>Open to all</i>	<i>Fremd Village & Padgett Island Community Centers</i>	<i>Public Housing</i>
<i>Community Partners for Financial Literacy – BRIDGES, Boldin Community Impact & Glades Initiative</i> <i>Health & Wellness – Empower Health Care & Healthier, Glades</i> <i>Aging in Place – Empower Health Care & Area Agency on Aging</i>		<i>Open to all</i>	<i>Fremd Village & Padgett Island Community Centers</i>	<i>Both</i>
<i>Elderly Services – Area Agency on Aging</i>		<i>Open to all</i>	<i>Fremd Village & Padgett Island Community Centers</i>	<i>Both</i>
<i>Florida Rural Legal Services</i>	<i>20-50</i>	<i>Open to all</i>	<i>Community Center</i>	<i>Both</i>
<i>Florida Atlantic University</i>	<i>20-50</i>	<i>Open to all</i>	<i>Community Center</i>	<i>Both</i>
<i>Empower Health Care</i>	<i>50-100</i>	<i>Open to all</i>	<i>Community Center</i>	<i>Both</i>

B.1

(2) Family Self Sufficiency Programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants <i>(As of: 02/28/2026)</i>
Public Housing	0	N/A
Section 8	25	26

C. Welfare Benefit Reductions

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

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

D. Community Service Requirement

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

Description of the Community Service Policy

See attachment fl021f01

Community Service Implementation Report:

- Number of tenants required to perform community service: 189
- Number of tenants performing community service: 145
- Number of tenants granted exemptions: 44
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

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

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Program under Section 32, 9 or 8(Y). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA.

Choice Neighborhoods

The PHA does plan to apply for any Choice Neighborhoods Grants in the Plan year.

Modernization or Development

PHA plans to undertake new mixed-finance development activities for public housing within the Five-Year Plan term. PHA will seek LIHTC, Project-Based Voucher initiatives, HOME, Federal Home Loans, and other funding to redevelop the eight (8) acre vacant property owned by PHA.

PHA has a Service Agreement with Isles of Pahoee II, LLC, to provide day-to-day management of the Isles of Pahoee project.

B.2	<p>Pahokee Housing Authority has, and may from time to time, continue to engage in mixed-finance development, which includes construction of new public housing and rehabilitation of existing PHA- owned public housing, as authorized by 24 CFR § 905.604, and other applicable laws and regulations.</p> <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 extent 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"> 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
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B.2

2. Different income limits, income tiering requirements and rent limits consistent with what is permissible or required in accordance with Tax Credit Requirements.

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 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.

Demolition and/or Disposition

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.

B.2

Demolition/Disposition Activity Description	
1a. Development name:	Formerly L.L. Stuckey Homes/8 acres vacant land
1b. Development (project) number:	FL021000001
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	12/31/2029
5. Number of units affected:	vacant land
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/31/2031 b. Projected end date of activity: 12/31/2034

Designated Housing for Elderly and Disabled Families

The PHA has designated or applied for approval to designate or does plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

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.

Occupancy of Over-Income Families

Significant Amendment to the PHA Plan: Public Housing Income Limit

Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families.

After a family's income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family's tenancy within 6 months of the second income determination or charge the family a

B.2	<p><i>monthly rent equal to the greater of (1) the applicable Fair Market Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.</i></p> <p>Project-Based Vouchers</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>Units with Approved Vacancies for Modernization</p> <p><i>The PHA has submitted its HUD Operating Subsidy calculation subsidy form HUD 52723 that includes units with approved vacancies for modernization and has supporting documentation for such units that may be found in approved Capital Funds Annual Statement/Five-Year Action Plans.</i></p> <p>Other Capital Grant Programs</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>Progress Report Provide a description of the PHA's progress in meeting its Mission and Goals described in its most recent 5-Year PHA Plan.</p> <p>Mission</p> <p>The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p> <p>Goals/Objectives</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Apply for additional rental vouchers ▪ Leverage private or other public funds to create additional housing opportunities ▪ Acquire or build units or developments

B.3

Progress Statement:

- PHA will continue to apply for additional special-purpose vouchers when applicable
- On December 17, 2025, the Palm Beach County Housing and Economic Development Office conducted an Affordable/Workforce Housing Stakeholder meeting with the Authority to review and discuss how the various HUD changes impacted the Authority and the HCV Voucher program. The County officials were supportive and encouraged the PHAs to seek their help with any funding items they could assist with.
- The Authority continues to participate in meetings hosted by the newly formed Partnership 4Housing Palm Beach County. PHA is a member of the newly formed Partnership 4Housing Palm Beach County Non-profit Organization. The organization's fundamental principles aim to create and develop affordable housing solutions to combat the housing crisis. The Organization's focus areas: Advocacy & 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.
- PHA will continue to leverage private or public funds to create additional housing opportunities, ensuring affordability to Low-and-Extremely-Low-Income families.
- PHA will be updating its 2026 Annual Plan, in preparation to begin pre-development activities for the eight (8) acre vacant property – formerly L.L. Stuckey Homes with its Board of Commissioners, Resident Advisory Board (RAB), USHUD, and the broader community.
- 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.
- PHA will continue to seek additional Section 8 Vouchers, VASH Vouchers, and Special Purpose Vouchers whenever HUD posts notices pertaining to PHA's application for additional vouchers.

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Increase customer satisfaction

Progress Statement:

- The substantial rehabilitation project, lies 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 on Padgett Island have energy-efficient HVAC systems, washer/dryer hook-ups, and new kitchen and bathroom appliances. The forty-nine (49) IOP units in Fremd Village have energy-efficient HVAC systems and new kitchen appliances.

B.3	<ul style="list-style-type: none"> ▪ <i>PHA's professional development training includes staff routinely reviewing the Admission and Continued Occupancy policies to enhance screening and continued occupancy requirements in an effort to promote safety and quality. PHA is committed to providing ongoing professional development training addressing a myriad of public housing and HCV topics.</i> ▪ <i>PHA is committed to using environmentally minded materials in its finishing when conducting unit repairs and improvements. Environmentally friendly materials improve the quality of housing and the health and wellness of tenants and the community at large.</i> <p>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ Provide voucher mobility counseling ▪ Conduct outreach efforts to potential voucher landlords <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ <i>The PHA Section 8 program continues to provide participants with housing support through one-on-one counseling, ensuring they locate housing of their choice. During this counseling session, participants and landlords are made aware of the program rules, which aim to eliminate barriers to fair and equal housing.</i> ▪ <i>PHA will seek additional funding to expand support with respect to Housing Choice Voucher assistance from HUD.</i> <p>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments ▪ Implement public housing security improvements <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ <i>The Authority's RAB members endorsed the PHA enhancing lighting at the sites, ensuring families are safe, to be implemented in 2026.</i> ▪ <i>The Authority has a strong partnership with the Palm Beach County Sheriff's Department (PBSO) Community Policing Division, which maintains visibility at each of the three developments.</i> ▪ <i>The Authority receives weekly updates with crime analysis from PBSO.</i> ▪ <i>The Authority continues to review strategies to deconcentrate poverty by bringing in higher income public housing households into lower income developments.</i>
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B.3 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

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

- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement:

- *PHA continues to offer self-sufficiency programs through two (2) programs funded by USHUD. The Resident Opportunities (ROSS) and Family Self-Sufficiency (FSS) program helps participants increase their income, reduce their need for public assistance, and achieve economic independence.*
- *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.*
- *PHA has onboarded new members for the FSS PCC Board. The membership is very interested and motivated to assist FSS program participants with financial counseling, workshops on successful credit repair, and legal support in understanding terms and conditions when applying for credit cards.*
- *PHA has expanded its day-to-day activities by continuing to host weekly workshops and activities with agencies and providers within the local jurisdiction.*
- *PHA works closely with Career Source and Community Action Council in Palm Beach County to increase career and vocational training for its residents.*
- *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.*

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

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

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement:

- *PHA continues to evaluate its policies annually to ensure fair and equal treatment in housing.*
- *PHA monitors their program practices, ensuring they are following PHA policies and the like.*

B.3

- PHA continues to maintain rapport with Florida Rural Legal Services (FRLS) for the purpose of equality and protection of tenants' rights. FRLS staff met via Zoom with PHA's ROSS Coordinator to plan upcoming tenant workshops for October 2025 and the upcoming fiscal year 2026.
- Participating landlords and program participants are provided with Fair Housing and Equal Opportunity Information.
- PHA displays FHEO and Fair Housing posters in conspicuous places for public access.

PHA added the following Goals along with Progress Statements

EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY

Progress Statement: 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.

DECREASE ENERGY CONSUMPTION

Progress Statement:

- PHA is continuing to conduct its annual utility study as required by USHUD. Water consumption increased slightly, while electricity consumption remained the same compared with previous years. The Authority is assessing its central HVAC units while enhancing HVAC maintenance services, given the unusual heat experienced during this reporting period.
- The Authority partnered with Florida Power and Light (FP&L) in August of 2025 to conduct energy efficiency assessments at each dwelling unit. This year, dwelling units received additional attic insulation, creating a vital thermal barrier that lowers energy bills by 10-50%, stabilizes indoor temperatures year-round, and reduces HVAC workload.

REDUCE FINANCIAL DEPENDENCY OF HUD PUBLIC HOUSING SUBSIDY

Progress Statement: 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 and become less financially dependent on HUD.

INCREASE PUBLIC AWARENESS OF PHA'S PROGRAMS AND ACHIEVEMENTS

Progress Statement:

- PHA will continue to monitor and update its website as often as needed.

B.3	<ul style="list-style-type: none"> ▪ PHA will utilize the "In Former" resident newsletter to capture PHA achievements and program activities. ▪ 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.
B.4	<p>Capital Improvements. 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>02/12/2025</u></i></p>
B.5	<p>Most Recent Fiscal Year Audit.</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.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 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 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></p>
C.2	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
C.5	<p>Troubled PHA.</p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>

**Attachment: fl021a01
Pahokee Housing Authority
Resident Advisory Board Consultation Process and Comments –
FYB 2026**

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
December 1, 2025

2. Resident Advisory Board Selection

Selection made from resident/participant response **December 8, 2025**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
December 8, 2025

Notify Resident Advisory Board of scheduled meeting **December 8, 2025**

Hold Resident Advisory Board meeting **December 16, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **January 19, 2026**

Notify Resident Advisory Board **February 10, 2026**

Hold Public Hearing meeting **March 5, 2026**

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

Pahokee Housing Authority

Resident Advisory Board
Sign-in Sheet

Type of Meeting: RAB Meeting

Date: 12/16/2025
Time: 4:00pm

Event/Session title: FY 2026 Plan Review
Please sign in: Resident/Staff/other

(Please write clearly)

(Total number people attending): _____

1. Ms. Jeanette Murray	19.
2. Vanessa Lerted	20.
3. Beatrice V. Evans	21.
4. Teresa A. Bynes	22.
5. Jantya Sterling	23.
6. Meagan Pollice	24.
7. Ulka Maray	25.
8. SATYAM POLWANI PHA	26.
9. Vanessa A. Williams	27.
10. Brenda Hancock	28.
11.	29.
12.	30.
13.	31.
14.	32.
15.	33.
16.	34.
17.	35.
18.	36.

Pahokee Housing Authority

Resident Advisory Board Member Distribution Verifications

The following table is verification of distribution of required documents to each Resident Advisory Board Member (RAB). Please enter the date received, the RAB member's name and the initials of the RAB member that received them.

DOCUMENT TYPE	DOCUMENT DATE	RAB MEMBER NAME, INITIALS AND DATE RECEIVED
HUD Capital Fund (Formula) Award Letter	12/16/26	Jeanette Murray
HUD PHA Plan Approval Letter	11	Jeanette Murray
Copy of HUD Approved PHA Plan Copy	12/16/26	Jeanette Murray
HUD Capital Fund (Formula) Award Letter	12/16/26	Xavier Willey
HUD PHA Plan Approval Letter	1/16/26	Xavier Willey
Copy of HUD Approved PHA Plan Copy	12/16/26	Xavier Willey

Pahokee Housing Authority

Resident Advisory Board Member Distribution Verifications

The following table is verification of distribution of required documents to each Resident Advisory Board Member (RAB). Please enter the date received, the RAB member's name and the initials of the RAB member that received them.

DOCUMENT TYPE	DOCUMENT DATE	RAB MEMBER NAME, INITIALS AND DATE RECEIVED
3 HUD Capital Fund (Formula) Award Letter	12/16/26	Betuel Evans
3 HUD PHA Plan Approval Letter	12/16/26	Betuel Evans
3 Copy of HUD Approved PHA Plan Copy	12/16/26	Betuel Evans
4 HUD Capital Fund Formula) Award Letter	12/16/26	Katoya Sterling
4 HUD PHA Plan Approval Letter	12/16/26	Katoya Sterling
4 Copy of HUD Approved PHA Plan Copy	12/16/26	Katoya Sterling

Pahokee Housing Authority

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The following table is verification of distribution of required documents to each Resident Advisory Board Member (RAB). Please enter the date received, the RAB member's name and the initials of the RAB member that received them.

DOCUMENT TYPE	DOCUMENT DATE	RAB MEMBER NAME, INITIALS AND DATE RECEIVED
5 HUD Capital Fund (Formula) Award Letter	12/16/26	Brenda Hancock
5 HUD PHA Plan Approval Letter	12/16/26	Brenda Hancock
5 Copy of HUD Approved PHA Plan Copy	12/16/26	Brenda Hancock
6 HUD Capital Fund Formula) Award Letter	12/16/26	Jerese Byrnes
6 HUD PHA Plan Approval Letter	12/16/26	Jerese Byrnes
6 Copy of HUD Approved PHA Plan Copy	12/16/26	Jerese Byrnes

**Pahokee Housing Authority
Resident Advisory Board Recommendations
For 2026 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 16, 2025, 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 Walls
Brenda Hancock
Jeannette Murray
Theodore Lee
Megan Police

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

PHA Response:

The cameras and safety enhancements at the McClure Village site, which is a focus of the Authority and funding is being sought for the safety enhancements.

In addressing the speed humps, additional planning with the City of Pahokee will be needed to assist in the planning and future funding for this project. Additional subject matter experts will also be included given the nature of the City of Pahokee rules and ordinances governing speed humps, and alike.

Padgett Island Homes

Comments:

Speeding in the development is a continued concern for the residents. Policies and protocols to address the terrain vehicles (motorcycles) riding on the streets has become an issue for tenants with school aged children.

Increasing the number of community meetings with the tenants has been suggested to reinforce the rules regarding speeding and the terrain vehicles that drive throughout the development.

RAB members, Mr. Wiley and Megan Police have agreed to represent Padgett Island Homes when meetings and/or discussions are held with the County and law enforcement, whenever possible.

PHA Response:

The Authority has spoken and met with Mr. Houston Tate, with the Office of Community Revitalization with Palm Beach County. Mr. Tate has agreed to facilitate a meeting with the appropriate County officials that has direct oversight of the planning for safety enhancements, with regards to adding speed humps and alike.

The Office of Community Revitalization meets monthly in the Glades, and tenants and staff will be notified to participate in the discussion regarding how to plan for adding speed humps in the various development sites.

Fremd Village

Comments:

Tenants also made mention of the off-road terrain vehicles driving alongside cars in the development. Pedestrian safety was equally a concern of the residents residing at Fremd Village. The residents agreed

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.

**Appointment For
Resident Advisory Board
Representative**

December 8, 2025

**Beatrice Evans
409 Shirley Drive
Pahokee, FL 33476**

Dear Ms. Evans,

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 *Tuesday, December 16, 2025*, 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

December 8, 2025

Jeanette Murray
138 Shirley Drive
Pahokee, FL 33476

Dear Ms. Murray,

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.

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Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

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.

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Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

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.

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(561) 924-5565 FAX (561) 924-1952

Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

Ms. Tonya Smith
38520 86th 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.

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(561) 924-5565 FAX (561) 924-1952

Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

Mr. Xzavious Wiley
754 Waddell Way
Pahokee, FL 33476

Dear Mr. 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.

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Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

**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.

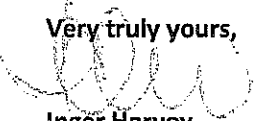
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Fremd Village
401 Shirley Drive
Pahokee, FL 33476

Appointment For Resident Advisory Board Representative

December 8, 2025

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.

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Very truly yours,


Inger Harvey,
Executive Director

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Pahokee, FL 33476

Administrative Office

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(561) 924-5565 FAX (561) 924-1952

Fremd Village

401 Shirley Drive
Pahokee, FL 33476

**Appointment For
Resident Advisory Board
Representative**

December 8, 2025

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.

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You are strongly encouraged to attend this meeting.

Very truly yours,


Inger Harvey,
Executive Director

Pahokee Housing Authority, Inc.

December 2025

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

Merry Christmas from Pahokee Housing Authority. Happy Birthday to the residents born in the month of December.



PHA's Board of Commissioners



Omega Graham
Chairperson

Carl Morrison
Vice-Chairperson

Eleanor Babb
Assistant
Secretary/Treasurer

Mattie Crawford
Commissioner

Janice Williams
Commissioner

Application Intake

Pahokee Housing Authority
Waitlist is closed until further notice.

Isles of Pahokee (IOP)
Accepting applications for 2 and 3 bedrooms only. Must be 55 years or older to apply.

A message from Pahokee Housing Authority Administration.

Pahokee Housing Authority (PHA) is seeking volunteers for the Residential Advisory Board (RAB). If you are interested in being an advocate for your community. Sharing ideas regarding short term and long terms projects for PHA developments. Consider becoming a member of RAB at Pahokee Housing Authority. If you are interested in joining, please contact Ms. Williams, ROSS Coordinator, at 561.449.9133. Thank you in advance for your consideration.

**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

- Friend 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
(O) 561-449-9133
- FSS Coordinator:**
(O) 561-924-5565
Ext 14

Notice

Pahokee Housing Authority is in the process of implementing new safety measures for the staff and residents. Starting December 2025, all residents are required to have an appointment to visit the office in your development unless you are coming to the office to pay your rent. Ms. Banks at the Fremd Village office or Ms. Maraj for the Padgett Island and McClure Village developments. Thank you for your cooperation in helping make this a smooth transition.

Pahokee Housing Authority Management

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. Moore at 561.924.5565.

Social Services

Tired of being home all day with nothing to do? Feeling isolated? Pahokee Housing Authority offers recreation activities Monday through Friday, from 9AM to 2PM at the Padgett Island Community Center. Join us for Bingo, Chair Exercise, Movie Day and more.

- ❖ 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 to schedule an appointment.
- ❖ Do you have a question or need assistance with a legal matter? Contact Florida Rural Legal Service (FRLS) at 561.820.8902 or visit: www.frls.org/intake.
- ❖ SAC meeting at Kathryn E. Canal Point Elementary School at 9AM on Wednesday, December 17, 2025. Parental involvement is important. Join us to show support for your child and the school staff.
- ❖ Calling all Community Voice Alumni. The Community Voice Quarterly Meeting will be held at 6PM on Wednesday, December 3, 2025, at the Padgett Island Community Center. Join us for educational games, fun and dinner. For more info contact Ms. LaTrell Banks-Summersett at 561.902.1102.
- ❖ Fremd Village Tree Planting Project next meeting is Thursday, December 18, 2025, at 3:30 PM, at the Fremd Village Community Center. Refreshments will be served.
- ❖ Christmas on Clematis will be held on Saturday, December 20, 2025, in West Palm Beach, FL. Transportation will be provided. If you are interested in attending, please contact Ms. Williams at: 561.449.9133.



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 Annual Board meeting will be held at 5PM on December 18, 2025, at PHA administration office located at: 465 Friend Terrace, Pahokee, FL. If you have any questions, please contact Mrs. Johnson, (561) 924-5565, Ext. 13.
- Pahokee Housing Authority offers daily residents' activities Monday through Friday, 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.



LOCALIQ

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News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Pahokee Housing Authority Inc
Pahokee Housing Authority Inc
465 FRIEND TER

PAHOKEE FL 334761941

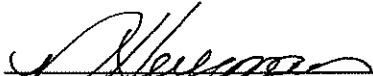
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

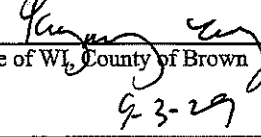
WPB Palm Beach Post 01/19/2026
WPB palmbeachpost.com 01/19/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/19/2026



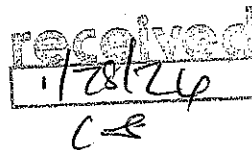
Legal Clerk



Notary, State of WI, County of Brown
9-3-29

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1/28/26
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Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

Notice of Public Hearing will be held Thursday, March 5, 2026, at 5:30 p.m. at the Central Office of the Authority, 465 Friend Terrace, Pahokee, Florida. The purpose of the hearing is to discuss the Pahokee Housing Authority's 2026 Five-Year/Annual Plan to be submitted to the United States Department of Housing and Urban Development (HUD). All residents of Pahokee Housing Authority are encouraged to attend the meeting. A copy of the 2026 Agency Plan is available for review at the address above.

Contact Person: Inger Harvey, Executive Director, at (561) 924-5565 or email iharvey@pahokeehousing.org for further information. Pahokee Housing Authority, Inc., is an Equal Opportunity Employer and promotes a Drug-Free Workplace.

1/20/2026 12004521

Pahokee Housing Authority
Public Hearing (Community Wide)

March 5, 2026

5:30 p.m.

Summary:

The Public Hearing scheduled for March 5, 2026, was held at the Main Office, 465 Friend Terrace.

There were no community members or residents in the audience to participate in the Public Hearing meeting. (See the Attendance Sheet Attached to the Summary).

The meeting was adjourned at 6:00 p.m.

**Pahokee Housing Authority
Public Hearing (Community Wide)**

March 5, 2026

Attendance Roster

- 1. *Ingen Harris, PTA Executive Director*
- 2. *Estyann Poleacu, PTA Asst. ED/Finance Director*
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

Note: Public Hearing Held - No one attend

Attachment: fl021b01
Pahokee Housing Authority
Deconcentration Policy

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

<p>Adopted by Board of Commissioners</p> <p>Resolution No.: <u>806</u></p> <p>Date of Adoption: <u>5-12-16</u></p> <p>Effective Date of Implementation: <u>7-1-16</u></p>
--

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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)

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NOTICE

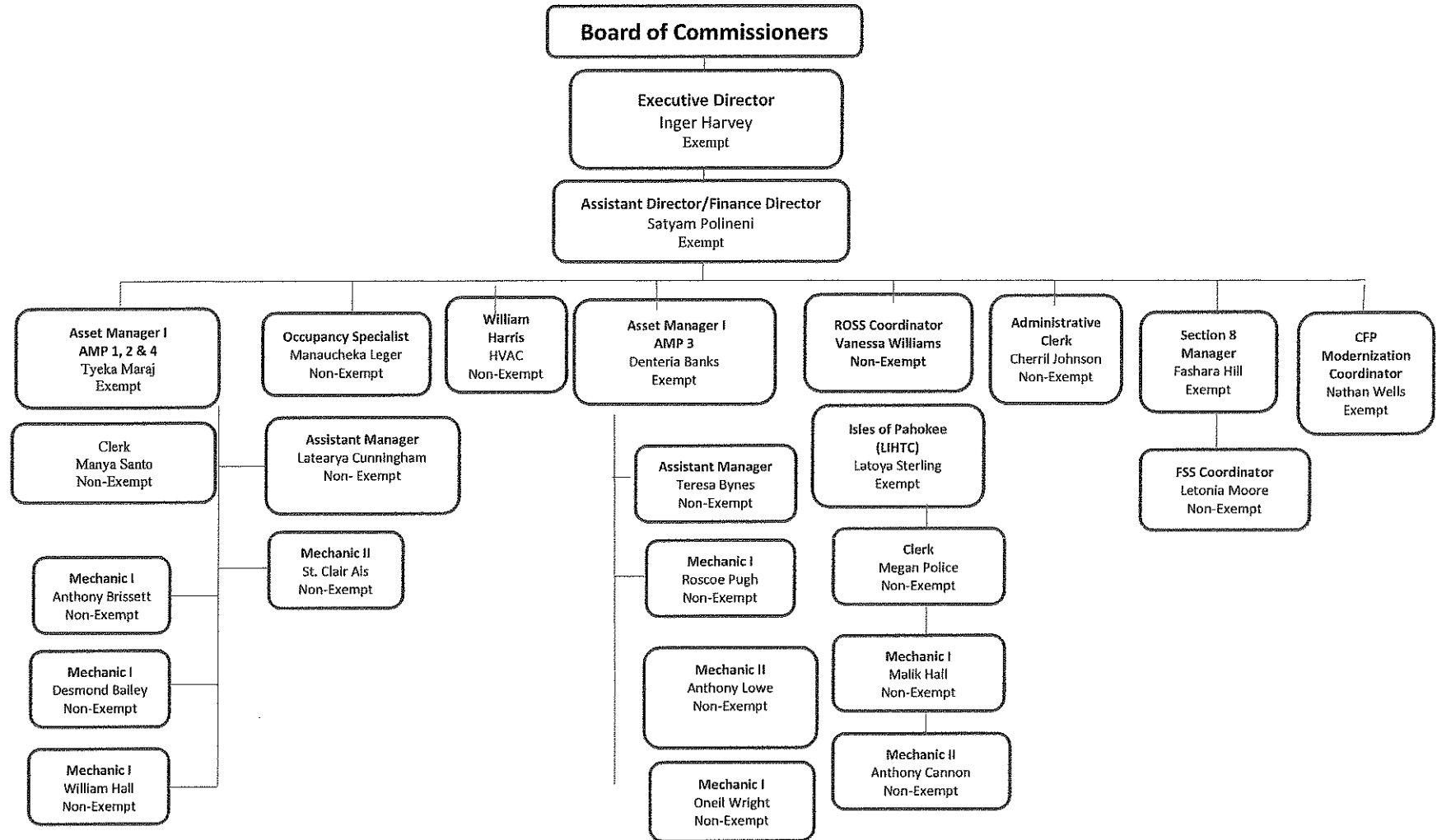
Although The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general counsel and/or attorney prior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

Organizational Chart

PAHOKEE HOUSING AUTHORITY, INC.



Attachment fl021f01
Pahokee Housing Authority
Community Service Policy

**COMMUNITY SERVICE POLICY
FOR THE
HOUSING AUTHORITY OF THE
CITY OF Pahokee,**

Adopted by Board of Commissioners

Resolution No.: 541

Date of Adoption: 12/29/06

COMMUNITY SERVICE POLICY

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, established a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. (24 CFR Subpart F §960.600-609) The Fiscal Year (FY) 2002 HUD/VA Appropriations Act temporarily suspended the community service and self-sufficiency requirement, except for residents of HOPE VI developments. The FY 2003 HUD/VA Appropriations Act reinstated this provision.

The Housing Authority of the City of _____ (hereinafter referred to as PHA) believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them while gaining work experience.

In order to effectively implement this new requirement, the PHA establishes the following policy.

A.

Community Service

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The PHA does not claim these activities to be appropriate for all participating tenants. Each tenant is responsible to determine the appropriateness of the voluntary service within guidelines in this policy. The activities may include, but are not limited to:

- Unpaid services at the PHA to help improve physical condition, including building clean-ups, neighborhood clean-ups, gardening and landscape work;
- Unpaid office related services in the development or Administrative Office;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;
- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;

- Any other community service which includes the "performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community".

Note: Voluntary political activities are prohibited from being considered to meet the Community Service requirement.

B. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third-party.

The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident's participation. Should contracting out the community service function be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.

The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities.

C. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. It should be noted that an individual may satisfy this requirement through a combination of community service and self-sufficiency activities totaling at least eight (8) hours per month. Such activities can include, but are not limited to:

- Apprenticeships and job readiness training;
- Voluntary substance abuse and mental health counseling and treatment;

- English proficiency classes, GED classes, adult education, college, technical schools or other formal education
- Household management, budget and credit counseling, or employment counseling
- Work placement program required by the TANF program
- Training to assist in operating a small business

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

D. Geographic Location

The intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

E. Exemptions

The following adult individuals, age 18 or older, of a household may claim an exemption from this requirement if the individual:

- Is age 62 years or older;
- Is blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals;
- Is engaged in work activities (at least 30 hours per week) as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specified below:
 1. Subsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) only if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);

9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program.
 - Is a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.); or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

F. Family Obligations

At the time of annual recertification, all public housing household members age eighteen (18) or older must:

- Receive a written description of the community service requirement, information on the process for verifying exemption status and the affect of noncompliance on their tenancy.
- Complete certification forms regarding their exempt or non-exempt status from the community service requirement and submit the executed forms within ten (10) days of their recertification appointment. If a household member claims an exemption from the requirement, he/she must submit written verification of the exemption or provide information for obtaining third-party verification along with their completed exemption form.

At the time of the annual recertification appointment, each non-exempt adult household member must present their completed monthly record and certification form (blank form to be provided by the PHA at time of certification

or recertification) of activities performed over the past twelve (12) months.

If a family member is found to be noncompliant, either for failure to provide documentation of community service or for failure to perform community service, he/she and the head of household will sign an agreement with the PHA to make up the deficient hours over the next twelve (12)-month period. The entire household will be allowed to enter into such an agreement only once during the household's entire tenancy with the PHA.

If, during the twelve (12)-month period, a non-exempt person becomes exempt, it is his or her responsibility to report this to the PHA and to provide documentation with ten (10) calendar days of the occurrence. The community service requirement will remain in effect until such time as the exempt status is reported to the PHA and verified.

If, during the twelve (12)-month period, an exempt person becomes non-exempt, it is his or her responsibility to report this to the PHA within ten (10) calendar days of the change in status. He/she will be provided with appropriate forms and information for fulfilling the community service requirement. A household member who fails to report a change from exempt to non-exempt status will be required to enter into an agreement to complete an equivalent of eight (8) hours per month of community service for each month of unreported non-exempt status within ninety (90) days of discovery or the household's lease will be subject to termination.

Each household member must supply the PHA with accurate written information regarding exemption status. Failure to supply such information and/or misrepresentation of information is a serious violation of the terms of the lease and may result in termination of the lease.

G. PHA Obligations

To the greatest extent possible and practicable, the PHA will provide names and contacts at agencies that can provide opportunities for residents to fulfill their community service obligation.

The PHA will provide the household a written description of the community service requirement, the process for claiming status as an exempt person for PHA verification of such status in the notice of annual recertification. The PHA will provide the household with appropriate forms on which to claim exempt or non-exempt status and for tracking the community service hours.

The PHA will make the final determination as to whether or not a household member is exempt and/or is compliance with the community service requirement.

As failure to complete the community service requirement constitutes noncompliance with the terms of the Lease, the family may use the PHA's Grievance Procedures if they disagree with the determination of exemption status or noncompliance.

The PHA will assure that procedures are in place and residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- Going from unemployment to employment;
- Entering a self-sufficiency program;
- Entering a classroom educational program which exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- Birth certificates to verify age 62 or older; or
- Third-party verification of disabilities preventing performance of community service.

Families who pay flat rents and live in public housing units or families who income was over income limits when they initially occupied such a public housing unit will not receive an automatic exception.

H. Cooperative Relationships with Welfare Agencies

The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of

those activities.

I. Lease Requirements and Documentation

The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such non-compliance. The lease provisions will be implemented for current residents at the next regularly scheduled reexamination and for all new residents effective upon occupancy. The PHA will not renew or extend the lease if the household contains a non-exempt member who has failed to comply with the community service requirement.

Documentation of compliance or non-compliance will be placed in each resident file.

J. Noncompliance

A resident who was delinquent in community service hours under the lease in effect at the time of the suspension will still be obligated to fulfill his/her community service and self-sufficiency requirements for FY 2001, provided that the resident was given notice of noncompliance prior to the expiration of the lease in effect at that time.

A copy of that notice of noncompliance should be included with the written notice to residents about the reinstatement of the community service and self-sufficiency requirement. In order to obtain a lease renewal on the expiration of the current lease, residents must be in compliance both with any delinquent community service requirements and current requirements.

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to the PHA's administrative grievance procedure;

Community Service Policy

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

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