

PHA ANNUAL PLAN 2021

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Streamlined Annual PHA Plan

HCV Administrative Plan – Proposed Changes/Updates

Significant Amendment

Streamlined Annual PHA Plan (Small PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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, 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

MISSION STATEMENT

The mission of the Housing Authority of the City of Fort Lauderdale is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

Applicability. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (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 high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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 than 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>Housing Authority of the City of Fort Lauderdale</u> PHA Code: <u>FL010</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>29</u> Number of Housing Choice Vouchers (HCVs) <u>3248</u></p> <p>Total Combined <u>3277</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Robert P. Kelley Building 500 W. Sunrise Blvd. Ft. Lauderdale, FL 33311 Sunnyreach Acres Apartments, 100 SW 18 Avenue, Ft. Lauderdale, FL 33312 The plan will also be posted on the HACFL website: www.hacfl.com</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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <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	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												

	Lead PHA:					
	B. Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).					
	B.1 Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission? Y N <input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below:					
	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 type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input 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 Plan.					
	B.3 Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.					

C.	Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.
C.1.	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <ul style="list-style-type: none"> • The Housing Authority of the City of Fort Lauderdale (HACFL) has been redeveloping challenged neighborhoods that had been neglected for some time and plans to continue by seeking all available development opportunities. The HACFL will explore all the various financing opportunities such as Low-Income Housing Tax Credit (LIHTC) bonds and mixed financing for development of affordable housing. • The HACFL also plans to use the Voluntary Conversion to convert the last 29 units of public housing at Sunnyreach Acres townhomes to tenant-based assistance through Tenant Protection Vouchers (TPVs) • The HACFL will actively seek to increase affordable housing opportunities in our community by applying for vouchers such as PBV, TPV, VASH, Mainstream and for any other vouchers or housing subsidy funds made available through HUD and Community Development sources. <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its De-concentration Policy for Field Office Review.</p> <p><u>HACFL Policy</u></p> <p>If subject to de-concentration requirements, the HACFL will consider its de-concentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the HACFL's de-concentration goals. A de-concentration offer will be considered a "bonus" offer; that is, if a resident refuses a de-concentration offer, the resident will receive one additional transfer offer.</p>
C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>The HACFL has amended/revised the Administrative Plan for the HCV Program (see attachment 1)</p> <p>The HACFL has updated Payment Standards based on the Small Area Fair Market Rents (SAMFR's) effective January 1, 2020.</p> <p>The HACFL was awarded funding for 26 Mainstream Vouchers. (see attachment 2 significant amendment)</p>

	Form 50077-SM, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.
D	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	Civil Rights Certification. Form 50077-SM-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
D.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> 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.
D.3	Certification by State or Local Officials. 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.
E	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
E.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. 04/17/2020

Attachment 1

The Admin Plan for Section 8 has been revised and has been formatted to match the format of Nan McKay's

Admin Plan. Formatting the HACFL's Admin Plan to that of Nan McKay will make future updates easier and will ensure that HUD regulations are incorporated into the HACFL's Admin timely and accurately.

Chapter	Suggested New Policy	Current Policy
3-29	<p>3-III.D. SCREENING</p> <p>The HACFL will perform a criminal background check through local law enforcement for every adult household member.</p> <p>If the results of the criminal background check indicate that there may be past criminal activity, but the results are inconclusive, the PHA will request a fingerprint card and will request information from the National Crime Information center (NCIC).</p> <p>While a PHA has regulatory authority to use criminal conviction records for the purpose of applicant screening for admission, there is no corresponding authority to use these records to check for criminal and illegal drug activity by participants, and therefore, PHAs may not use records for this purpose.</p> <p>PHAs are required to perform criminal background checks necessary to determine whether any household member is subject to a lifetime registration requirement under a state sex offender program in the state where the housing is located, as well as in any other state where a household member is known to have resided [24 CFR 982.553(a)(2)(i)].</p>	<p>3-III.D. SCREENING</p> <p>The HACFL will perform a criminal background check through local law enforcement for every adult household member.</p> <p>If the results of the criminal background check indicate that there may be past criminal activity, but the results are inconclusive, the PHA will request a fingerprint card and will request information from the National Crime Information center (NCIC). PHAs are required to perform criminal background checks necessary to determine whether any household member is subject to a lifetime registration requirement under a state sex offender program in the state where the housing is located, as well as in any other state where a household member is known to have resided [24 CFR 982.553(a)(2)(i)].</p>
4-10	<p>4-III.B. SELECTION AND HCV FUNDING SOURCES</p> <p>Targeted Funding [24 CFR 982.204(e)]</p> <p>The HACFL administers the following types of targeted funding:</p> <p>VASH – Veterans Affairs Supportive Housing- whereas admission requirements are specific to the VASH Program.</p> <p>Non-Elderly Mainstream Disabilities – Some admission requirements are specific to the Mainstream Program.</p>	<p>4-III.B. SELECTION AND HCV FUNDING SOURCES</p> <p>Targeted Funding [24 CFR 982.204(e)]</p> <p>The HACFL administers the following types of targeted funding:</p> <p>VASH – Veterans Affairs Supportive Housing- whereas admission requirements are specific to the VASH Program.</p>

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4-11

4-III.C. SELECTION METHOD

Local Preferences [24 CFR 982.207; HCV p. 4-16] During the eligibility process, all applicants will be given the opportunity to show that they qualify for the preferences described in this chapter. If an applicant makes a false statement in order to qualify for a preference the HACFL will deny admission to the program for the family and they will be removed from the waiting list. Local Preferences: Subject to preference requirements the HACFL will apply these preferences to all pre-applicants who qualify, weighted in descending order with the highest preference provided to Preference 1 and proceed in descending order. Preference 1 - The HACFL will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding. Preference 2 - A preference for resident's being displaced due to demolition/disposition and/or redevelopment and/or rehabilitation of the Housing Authority of the City of Fort Lauderdale and/or other Housing Authorities in Broward County public housing units. Preference 3 - A preference for disabled tenants of the HACFL' Project Based Voucher Programs who are required to move out of the Project Based Voucher Unit due to a documented and approved Reasonable Accommodation Request for a person with disabilities. Preference 4 - A preference for 20 Non-Elderly persons with disabilities who are experiencing or have experienced homelessness. Preference 5 - A local preference to serve 20 families under HIP (Homeless Initiative Partnership Section) in the fight to end homelessness. HIP represents an innovative system of care that provides integrated health and supportive services that meet the needs of vulnerable homeless Broward County at risk families. According to BCHSD (Broward County's Human Services Department) 2018 research approximately 2,318 Broward County residents are part of Broward County's population of homeless families. Preference 6 - VAWA - Under Public Housing, Project Based Subsidy and RAD if a resident has been verified as requiring an Emergency Transfer the HACFL will offer to place the resident in another unit that meets the family's needs. Should a unit not be available, a transfer to a different site will be offered. If the site does not have a unit that meets the family's needs, a HCV may be offered as a last alternative if one is available. Preference 7 - VASH to Homeownership - The HACFL will offer a preference of graduating from VASH Voucher to HCV to any VASH family that has enrolled and successfully purchased a home through the Homeownership Program for the purpose of continued subsidy, should the voucher holder choose to use the option. Preference 8 - A local preference to serve 15 families under HEART (Housing, Empowerment, Achievement, Recovery & Triumph) Alliance for Sustainable Families. HEART represents an innovative system of care that provides integrated subsidized housing and a supportive services network that advances family stability for 50 at risk families. According to HEART, approximately 414 children are homeless. The majority of these children their siblings, and parents are part of Broward County's population of homeless families. Preference 9. A preference for non-elderly, disabled tenants of Sunnyreach who are displaced by elderly designation of the building and who desire to move from their unit.

4-III.C. SELECTION METHOD

Local Preferences [24 CFR 982.207; HCV p. 4-16] During the eligibility process, all applicants will be given the opportunity to show that they qualify for the preferences described in this chapter. If an applicant makes a false statement in order to qualify for a preference the HACFL will deny admission to the program for the family and they will be removed from the waiting list. Local Preferences: Subject to preference requirements the HACFL will apply these preferences to all pre-applicants who qualify, weighted in descending order with the highest preference provided to Preference 1 and proceed in descending order. Preference 1 - The HACFL will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding. Preference 2 A preference for resident's being displaced due to demolition/disposition and/or redevelopment and/or rehabilitation of the Housing Authority of the City of Fort Lauderdale and/or other Housing Authorities in Broward County public housing units. Preference 3 - A preference for disabled tenants of the HACFL' Project Based Voucher Programs who are required to move out of the Project Based Voucher Unit due to a documented and approved Reasonable Accommodation Request for a person with disabilities. Preference 4 . A preference for non-elderly, disabled tenants of Sunnyreach who are displaced by elderly designation of the building and who desire to move from their unit. Preference 5 - A local preference to serve 11 families under HEART (Housing, Empowerment, Achievement, Recovery & Triumph) Alliance for Sustainable Families. HEART represents an innovative system of care that provides integrated subsidized housing and a supportive services network that advances family stability for 50 at risk families. According to HEART, approximately 414 children are homeless. The majority of these children their siblings, and parents are part of Broward County's population of homeless families. Preference 6 - VASH to Homeownership - The HACFL will offer a preference of graduating from VASH Voucher to HCV to any VASH family that has enrolled and successfully purchased a home through the Homeownership Program for the purpose of continued subsidy, should the voucher holder choose to use the option. Preference 7 - VAWA - Under Public Housing, Project Based Subsidy and RAD if a resident has been verified as requiring an Emergency Transfer the HACFL will offer to place the resident in another unit that meets the family's needs. Should a unit not be available, a transfer to a different site will be offered. If the site does not have a unit that meets the family's needs, a HCV may be offered as a last alternative if one is available.

Chapter	Suggested New Policy	Current Policy
4-12	<p>4-III.C. SELECTION METHODLimiting Preferences to People Referred by a Partnering OrganizationThe HACFL will limit the preference for Non-Elderly persons with disabilities (ranked as 4th in the hierarchy of preferences) by issuing 20 vouchers to only 20 families who qualify for the program subject to funding availability. THE HACFL may accept referrals when the HCV waiting list has been exhausted of qualified applicants and as allowable by budget. The HACFL will limit the preference for HIP (Homeless Initiative Program) Homeless referrals (ranked as 5th in the hierarchy of local preferences) by issuing 20 vouchers to only 20 families who qualify for the program subject to funding availability. THE HACFL may accept HIP Homeless referrals while the waiting list is closed and issue vouchers as allowable by budget and other preferences with a higher ranking.The HACFL will limit the preference for HEART Alliance referrals (ranked as 7th in the hierarchy of local preferences) by issuing 14 vouchers to only 14 families who qualify for the program subject to funding availability. THE HACFL may accept HEART Alliance referrals while the waiting list is closed and issue vouchers as allowable by budget and other preferences with a higher ranking.</p>	<p>4-III.C. SELECTION METHODLimiting Preferences to People Referred by a Partnering OrganizationThe HACFL will limit this preference for HEART Alliance referrals (ranked as 4th in the hierarchy of local preferences) by issuing 14 vouchers to only 14 families who qualify for the program subject to funding availability. THE HACFL may accept HEART Alliance referrals while the waiting list is closed and issue vouchers as allowable by budget and other preferences with a higher ranking.</p>
5-3	<p>5-I.B. BRIEFING [24 CFR 982.301] Alternative Oral Briefing [24 CFR § 982.301(a)(3), § 983.252(a)] The HACFL will conduct briefings by other means such as conference call, a webcast, video call, or expanded information packet when necessary. HACFL will ensure that the Section 504 and the ADA requirements for effective communication with applicants, participants and members of the public are listed in the communications and notices.</p>	<p>5-I.B. BRIEFING [24 CFR 982.301] Alternative Oral Briefing [24 CFR § 982.301(a)(3), § 983.252(a)] NONE</p>
6-14	<p>6-I.E. EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES [24 CFR 5.617; Streamlining Final Rule (SFR) Federal Register 3/8/16] -Calculation of the Disallowance REMOVED</p>	<p>6-I.E. EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES [24 CFR 5.617; Streamlining Final Rule (SFR) Federal Register 3/8/16] -Calculation of the Disallowance The HACFL defines "baseline income", as the family member's last certified income prior to qualifying for the EID.</p>
6-14	<p>6-I.E. EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES [24 CFR 5.617; Streamlining Final Rule (SFR) Federal Register 3/8/16] - Second 12-Month Exclusion and Phase-In During the second 12-month exclusion period, the HACFL will exclude 50 percent of any increase in income attributable to new employment or increased earnings.</p>	<p>6-I.E. EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES [24 CFR 5.617; Streamlining Final Rule (SFR) Federal Register 3/8/16] - Second 12-Month Exclusion and Phase-In NONE</p>

Chapter	Suggested New Policy	Current Policy
7-6	<p>7-I.D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION -Written Third-Party Verification [Notice PIH 2018-18]</p> <p>Third-party documents provided by the family must be dated within 60 days of the PHA request date.If the HACFL determines that third-party documents provided by the family are not acceptable, the HACFL will explain the reason to the family and request additional documentation.As verification of earned income, the HACFL will require the family to provide the last two (2) consecutive pay stubs. At the PHA's discretion, if additional paystubs are needed due to the family's circumstances (e.g., sporadic income, fluctuating schedule, etc.), the PHA may request additional paystubs or a payroll record.</p>	<p>7-I.D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION -Written Third-Party Verification [Notice PIH 2018-18]</p> <p>Third-party documents provided by the family must be dated within 60 days of the PHA request date.If the HACFL determines that third-party documents provided by the family are not acceptable, the HACFL will explain the reason to the family and request additional documentation.As verification of earned income, the HACFL will require the family to provide the last two (2) consecutive pay stubs.</p>
11-12	<p>11-II.B. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION - Departure of a Family or Household Member</p> <p>If a household member ceases to reside in the unit, the family must inform the HACFL within 10 business days. This requirement also applies to a family member who has been considered temporarily absent at the point that the family concludes the individual is permanently absent.</p>	<p>11-II.B. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION - Departure of a Family or Household Member</p> <p>If a household member ceases to reside in the unit, the family must inform the HACFL within 10 business days. This requirement also applies to a family member who has been considered temporarily absent at the point that the family concludes the individual is permanently absent.</p> <p>The HACFL will require that the family present a court registered Location of Domicile Form for each household member who is going to be reported as permanently absent. The HACFL may require presentation of other documentation as determined by the HACFL.</p> <p>If a live-in aide, foster child, or foster adult ceases to reside in the unit, the family must inform the HACFL within 10 business days.</p>

Chapter	Suggested New Policy	Current Policy
12-14	<p>12-II.D. CRITERIA FOR DECIDING TO TERMINATE ASSISTANCE- Use of Criminal Conviction Records after Admission [24 CFR 5.903]</p> <p>The regulation at 24 CFR 5.903 governs a PHA's access to and use of criminal conviction records obtained from a "law enforcement agency" such as the National Crime Information Center (NCIC), police departments, and other law enforcement agencies that hold criminal conviction records. While the regulatory listing of permitted uses for these records includes PHA screening of applicants for admission to the HCV program, it specifically excludes the use of records for lease enforcement and eviction of HCV participants and excludes by omission a PHA's use of records to terminate assistance for participants. While a PHA has regulatory authority to use criminal conviction records for the purpose of applicant screening for admission, there is no corresponding authority to use these records to check for criminal and illegal drug activity by participants, and therefore, PHAs may not use records for this purpose. The limitations, however, do not apply to criminal conviction information searches from non-federal sources (i.e., sources other than the "law enforcement agencies" defined in 24 CFR 5.902(b)). There is no prohibition that bars a PHA from using non-federal sources to conduct criminal background checks of program participants.</p>	<p>12-II.D. CRITERIA FOR DECIDING TO TERMINATE ASSISTANCE- Use of Criminal Conviction Records after Admission [24 CFR 5.903]</p> <p>NONE</p>

Chapter	Suggested New Policy	Current Policy
13-19	<p>13-II.G. FORECLOSURE [HUD-52641 and Notice PIH 2010-49]</p> <p>If a property is in foreclosure, the HACFL will make all reasonable efforts to determine the status of the foreclosure and ownership of the property and will continue to make payments to the original owner until ownership legally transfers in accordance with the HAP contract. The PHA will attempt to obtain a written acknowledgement of the assignment of the HAP contract from the successor in interest. This will include a request for owner information, including a tax identification number and payment instructions from the new owner. Even if the new owner does not acknowledge the assignment of the HAP contract in writing, the assignment is still effective by operation of law. The HACFL will inform the tenant that they must continue to pay rent in accordance with the lease, and if the new owner refuses to accept payment or cannot be identified, the tenant should pay rent into escrow. Failure to pay rent may constitute an independent ground for eviction. In the event that the HACFL is unable to make HAP payments to the new owner due to an action or inaction by the new owner that prevents such payments (e.g., rejection of payments or failure to maintain the property according to HQS), or due to an inability to identify the new owner, the HACFL will either use the funds to pay: The utilities that are the owner's responsibility after taking reasonable steps to notify the owner; except that if the unit has been or will be rendered uninhabitable due to termination or threat of termination of service, prior notice is not required. In the latter case, the HACFL shall notify the owner within a reasonable time after making the utility payment; or For the family's reasonable moving costs, including security deposit costs. The PHA will also refer the tenant, as needed, to the local legal aid office in order to ensure adequate protection of the tenant's rights and enforcement of the successor in interest's performance under the HAP contract. See Section 12-III.B for a discussion of foreclosure as it pertains to owner termination of tenancy.</p>	<p>13-II.G. FORECLOSURE [HUD-52641 and Notice PIH 2010-49]</p> <p>The HACFL will provide all HCV applicants that have been issued a voucher with information regarding the PTFA at admission (see Section 5-I.B) and to participant heads of household at annual reexamination. The HACFL will provide information regarding the PTFA to prospective owners when they begin their participation in the HCV program and to current HCV owners one time with the monthly HAP. Note that the foreclosure provision of the HAP contract and additional tenant protections under the Protecting Tenants at Foreclosure Act will sunset December 31, 2014. See Section 12-III.B for a discussion of foreclosure as it pertains to owner termination of tenancy.</p>
16-11	<p>16-III.B. INFORMAL REVIEWS -Remote Informal Reviews</p> <p>The HACFL has the sole discretion to require that informal reviews be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the HACFL will conduct an informal review remotely upon request of the applicant as a reasonable accommodation for a person with a disability, if an applicant does not have child care or transportation that would enable them to attend the informal review, or if the applicant believes an in-person informal review would create an undue health risk. The HACFL will consider other reasonable requests for a remote informal review on a case-by-case basis.</p>	<p>16-III.B. INFORMAL REVIEWS - Remote Informal Reviews</p> <p>NONE</p>

Chapter	Suggested New Policy	Current Policy
16-11	<p>16-III.B. INFORMAL REVIEWS -Remote Informal Reviews - Conducting Remote Informal Reviews</p> <p>The HACFL will conduct remote informal reviews via telephone conferencing call-in or via videoconferencing. If the informal review will be conducted via videoconferencing, the HACFL will ensure that all applicants, applicant representatives, HACFL representatives and the person conducting the informal review can adequately access the platform (i.e., hear, be heard, see, and be seen). If any applicant, applicant representative, HACFL representative, or person conducting the informal review is unable to effectively utilize the videoconferencing platform, the informal review will be conducted by telephone conferencing call-in. Whether the informal review is to be conducted via videoconferencing or telephone call-in, the HACFL will provide all parties login information and/or conferencing call-in information before the review.</p>	<p>16-III.B. INFORMAL REVIEWS -Remote Informal Reviews - Conducting Remote Informal Reviews</p> <p>NONE</p>
16-12	<p>16-III.B. INFORMAL REVIEWS - Informal Review Decision [24 CFR 982.554(b)]</p> <p>In rendering a decision, the HACFL will evaluate the following matters:</p> <p>Whether or not the grounds for denial were stated factually in the notice to the family.</p> <p>The validity of the grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned.</p> <p>The validity of the evidence. The HACFL will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, the HACFL will uphold the decision to deny assistance.</p> <p>If the facts prove the grounds for denial, and the denial is discretionary, the HACFL will consider the recommendation of the person conducting the informal review in making the final decision whether to deny assistance.</p> <p>The HACFL will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed within 10 business days of the informal review, to the applicant and his or her representative, if any, along with proof of mailing.</p> <p>If the decision to deny is overturned as a result of the informal review, processing for admission will resume.</p> <p>If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified.</p>	<p>16-III.B. INFORMAL REVIEWS - Informal Review Decision [24 CFR 982.554(b)]</p> <p>NONE</p>

Chapter	Suggested New Policy	Current Policy
16-14	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] -Remote Informal Hearings</p> <p>The HACFL has the sole discretion to require that informal hearings be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the HACFL will conduct an informal hearing remotely upon request as a reasonable accommodation for a person with a disability, if a participant does not have child care or transportation that would enable them to attend the informal hearing, or if the participant believes an in-person hearing would create an undue health risk. The HACFL will consider other reasonable requests for a remote informal hearing on a case-by-case basis.</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] -Remote Informal Hearings</p> <p>NONE</p>
16-15	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] -Conducting Informal Hearings Remotely</p> <p>The HACFL will conduct remote informal hearings via telephone conferencing call-in or via videoconferencing. If the informal hearing will be conducted via videoconferencing, the HACFL will ensure that all participants, participant representatives, advocates, witnesses, HACFL representatives, and the hearing officer can adequately access the platform (i.e., hear, be heard, see, and be seen).</p> <p>If any participant, representative, advocate, witness, HACFL representative, or hearing officer is unable to effectively utilize the videoconferencing platform, the informal hearing will be conducted by telephone conferencing call-in.</p> <p>Whether the informal hearing is to be conducted via videoconferencing or telephone call-in, the HACFL will provide all parties login information and/or telephone call-in information before the hearing.</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] -Conducting Informal Hearings Remotely</p> <p>NONE</p>

Chapter	Suggested New Policy	Current Policy
16-16	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Procedures Notice to the Family [24 CFR 982.555(c)]</p> <p>In cases where the HACFL makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following: The proposed action or decision of the HACFL. A brief statement of the reasons for the decision, including the regulatory reference. The date the proposed action will take place. A statement of the family's right to an explanation of the basis for the HACFL's decision. A statement that if the family does not agree with the decision the family may request an informal hearing of the decision. A deadline for the family to request the informal hearing. To whom the hearing request should be addressed. A copy of the HACFL's hearing procedures. If the HACFL will require that the hearing be conducted remotely, at the time the notice is sent to the family informing them of the right to request an informal hearing, the family will be notified that the informal hearing will be conducted remotely. The family will be informed of the processes involved in a remote informal hearing and that the HACFL will provide technical assistance, if needed, before the informal hearing. other credible parties with direct knowledge.</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Procedures Notice to the Family [24 CFR 982.555(c)]</p> <p>In cases where the HACFL makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following: The proposed action or decision of the HACFL. A brief statement of the reasons for the decision, including the regulatory reference. The date the proposed action will take place. A statement of the family's right to an explanation of the basis for the HACFL's decision. A statement that if the family does not agree with the decision the family may request an informal hearing of the decision. A deadline for the family to request the informal hearing. To whom the hearing request should be addressed. A copy of the HACFL's hearing procedures.</p>
16-18	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]</p> <p>Pre-Hearing Right to Discovery [24 CFR 982.555(e)]</p> <p>The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of HACFL documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date.</p> <p>If the hearing will be conducted remotely, the PHA will compile a hearing packet, consisting of all documents the HACFL intends to produce at the informal hearing. The HACFL will mail copies of the hearing packet to the family, the family's representatives, if any, and the hearing officer at least three days before the scheduled remote informal hearing. The original hearing packet will be in the possession of the HACFL representative and retained by the PHA. Documents will be shared electronically whenever possible</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]</p> <p>Pre-Hearing Right to Discovery [24 CFR 982.555(e)]</p> <p>The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of HACFL documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date</p> <p>The HACFL must be given an opportunity to examine at the HACFL offices before the hearing any family documents that are directly relevant to the hearing. The participant must make the documents available no later than 12:00 pm on the business day prior to the scheduled hearing date.</p>

Chapter	Suggested New Policy	Current Policy
16-18	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Pre-Hearing Right to Discovery [24 CFR 982.555(e)] For in-person hearings, the HACFL will not require pre-hearing discovery by the HACFL of family documents directly relevant to the hearing. If the informal hearing is to be conducted remotely, the HACFL will require the family to provide any documents directly relevant to the informal hearing at least 24 hours before the scheduled hearing. The HACFL will scan and email copies of these documents to the hearing officer and the HACFL representative the same day. Documents will be shared electronically whenever possible.</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Pre-Hearing Right to Discovery [24 CFR 982.555(e)] NONE</p>
16-19	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Officer [24 CFR 982.555(e)(4)] NONE - REMOVED</p>	<p>16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Officer [24 CFR 982.555(e)(4)] The PHA has designated the following to serve as hearing officers: Other HACFL and / or other housing authorities' personnel other than the person who made or approved the decision, or a subordinate of the person who made or approved the decision.</p>
17-6	<p>17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] - Units Selected Non-Competitively [FR Notice 1/18/17; Notice PIH 2017-21] The PHA will attach PBVs to projects owned by the PHA as described above.</p>	<p>17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] - Units Selected Non-Competitively [FR Notice 1/18/17; Notice PIH 2017-21] NONE</p>
17-59	<p>EXHIBIT 17-2: Special Provisions Applying to TPVs Awarded as Part of a Voluntary Conversion of Public Housing Units in Projects that Include RAD PBV Units ADDED</p>	<p>EXHIBIT 17-2: Special Provisions Applying to TPVs Awarded as Part of a Voluntary Conversion of Public Housing Units in Projects that Include RAD PBV Units NONE</p>

Chapter	Suggested New Policy	Current Policy
18-6	<p>PART IV- MAINSTREAM DISABILITY PROGRAMINTRODUCTION AND OVERVIEW The purpose of the Mainstream Program is to assist non-elderly families with disabilities by providing rental assistance.APPLICATION WAITING LISTParticipants for the Mainstream Program will come from the Authority Housing Choice Voucher waiting list. In the event there is an insufficient pool of disabled families on the Authorities list we will market the program by advertising in the local newspapers and notifying social service agencies.The Fort Lauderdale County Housing Authority will maintain a waiting for the Mainstream Program by date and time they applied.18-IV.A. ELIGIBILITY CRITERIA FOR ADMISSIONMainstream eligibility is based on a family meeting the following criteria:A family whose head, spouse or sole member is a person with disabilities who is under the age of 62.Disability is defined in Section 223 of the social security act (42 USC 423)18-IV.B. SELECTION OF FAMILIES:The order of selection is based on Housing Authority's System of date and time of application.18-IV.C. REMOVAL FROM WAITING LIST AND PURGING:The Housing Authority's will use the procedures outlined in Chapter 4 (Applications). 18-IV.D. BRIEFING OF FAMILIES:The Housing Authority's will use the procedures outlined in Chapter 5 (Briefing and Voucher Issuance).18-IV.E. RECERTIFICATION AND INTERIM CHANGES:The Authority will utilize the procedures as outlined in Chapter 11, Reexamination of Administration.18-IV.F. HOUSING QUALITY STANDARDS: (982.621)The Authority will utilize the procedures as outlined in Chapter 8 Housing Quality Standards and Rent Reasonableness Determination of this Administrative Plan.18-IV.G. TERMINATION OF ASSISTANCE:The Authority will utilize the procedure as outlined Chapter 12, Denial or Termination of assistance of the Administration Plan.18-IV.H. HEARING/GRIEVANCE PROCEDURES:The Authority will utilize the Complaints and Grievance Procedures outlined in Chapte16Program Administration of the Administration Plan.</p>	<p>PART IV- MAINSTREAM DISABILITY PROGRAMINTRODUCTION AND OVERVIEW NONE</p>
19-10	<p>19-II.C. PHA-OWNED UNITS [24 CFR 983.59, FR Notice 1/18/17, and Notice PIH 2017 21] If units converted to PBV under RAD are PHA-owned housing, the PHA will use HEF Management and McCright and Associates as the HUD-approved independent entity.</p>	<p>19-II.C. PHA-OWNED UNITS [24 CFR 983.59, FR Notice 1/18/17, and Notice PIH 2017 21] NONE</p>
19-13	<p>19-II.E. PBV PERCENTAGE LIMITATION [Notice PIH 2019-23] Unit Cap Limitation For projects governed by Notice PIH 2012-32, REV-2, the PHA will not provide RAD PBV assistance for any excepted units.</p>	<p>19-II.E. PBV PERCENTAGE LIMITATION [Notice PIH 2019-23] Unit Cap Limitation NONE</p>
19-16	<p>19-III.D. INSPECTING UNITS Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] NONE-REMOVED</p>	<p>19-III.D. INSPECTING UNITS Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] The PHA will not provide assistance in turnover units until the unit fully complies with HQS.</p>

Chapter	Suggested New Policy	Current Policy
19-16	19-III.D. INSPECTING UNITS Alternative Inspections [24 CFR 983.103(g); Notice PIH 2016-05] The HACFL will not rely on alternative inspection standards.	19-III.D. INSPECTING UNITS Alternative Inspections [24 CFR 983.103(g); Notice PIH 2016-05] NONE
19-20	19-IV.C. AMENDMENTS TO THE HAP CONTRACT Floating Units [Notice PIH 2019-23] The PHA may float assistance among unoccupied units within the project. Tracking of the number and type of units at the property, as well as identification of comparable units when assistance is floated, will be maintained by each property	19-IV.C. AMENDMENTS TO THE HAP CONTRACT Floating Units [Notice PIH 2012-32, REV-3] The HACFL may float assistance among unoccupied units within the project providing the unit is comparable in size/type to unit being replaced.
19-33	19-VI.B. LEASE [24 CFR 983.256] Continuation of Housing Assistance Payments [24 CFR 983.258; Notice PIH 2019-23] The HACFL will not request a waiver from HUD to allow families whose TTP initially exceeds gross rent to occupy units. If a participating family who was admitted after the RAD conversion receive zero assistance and subsequently experiences a change in circumstances that would result in a HAP payment to the owner, the family must notify the HACFL of the change and request an interim reexamination before the expiration of the 180-day period.	19-VI.B. LEASE [24 CFR 983.256] Continuation of Housing Assistance Payments [24 CFR 983.258; Notice PIH 2012 32, REV 3] If a participating family who was admitted after the RAD conversion receive zero assistance and subsequently experiences a change in circumstances that would result in a HAP payment to the owner, the family must notify the HACFL of the change and request an interim reexamination before the expiration of the 180-day period.
19-52	EXHIBIT 19-2: Special Provisions Applying to TPVs Awarded as Part of a Voluntary Conversion of Public Housing Units in Projects that Include RAD PBV Units ADDED	EXHIBIT 19-2: Special Provisions Applying to TPVs Awarded as Part of a Voluntary Conversion of Public Housing Units in Projects that Include RAD PBV Units NONE

Attachment 2

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE - FL010

ANNUAL PLAN 2021

SIGNIFICANT AMENDMENT/SUBSTANTIAL DEVIATION

The U. S. Department of Housing and Urban Development (HUD) mandates that HACFL must define substantial changes to the Agency Plan. A proposed change to the Agency Plan that qualifies as a substantial change must undergo a public process that includes: consultation with the residents, a public comment period, public notification of where and how the proposed change can be reviewed, local government review and approval by the HACFL Board of Commissioners.

The Housing Authority of the City of Fort Lauderdale (HACFL) is amending its current PHA Plan to add Special Admissions Preference.

Significant Amendment and Substantial Deviation/Modification includes the following:

- Changes to rent, admissions policies; or
- Changes to organization of the waiting list (s)

The HACFL certifies compliance with all applicable civil rights nondiscrimination and equal opportunity requirements, including, but not limited to, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990 and will affirmatively further fair housing.

Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.