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PHA ANNUAL PLAN 2022

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Streamlined Annual PHA Plan

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Public Housing ACOP – Proposed Changes/Updates

Significant Amendment

Certifications

Central Office: 437 Southwest 4th Avenue Fort Lauderdale, FL 33315 (954) 525-6444 Robert P. Kelley Building: 500 West Sunrise Boulevard Fort Lauderdale, FL 33311 (954) 556-4100

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

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

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. The 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 <u>do not</u> 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 <u>both</u> 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

А.	PHA Information.					
A.1	PHA Type: ⊠ Small PHA Type: ⊠ Small PHA Plan for Fiscal Year H PHA Inventory (Based on A Number of Public Housing Total Combined <u>3456</u> PHA Plan Submission Type Availability of Information public. A PHA must identify public hearing and proposed public may reasonably obtain streamlined submissions. At office or central office of the encouraged to provide each r Robert P. Kelley Building 50 Sailboat Bend II 437 SW 4 A The plan will also be posted	Beginning: (MN Annual Contribu (PH) Units e: Annual S . In addition to / the specific loo PHA Plan are a n additional info a minimum, PF PHA. PHAs ar resident council 00 W. Sunrise B avenue, Ft. Laud on the HACFL	tions Contract (ACC) units at time 29 Number of Hou Submission Revised A the items listed in this form, PHAs cation(s) where the proposed PHA ivailable for inspection by the public irmation of the PHA policies contait HAs must post PHA Plans, includin re strongly encouraged to post comp a copy of their PHA Plans. Ivd., Ft. Lauderdale, FL 33311 derdale, FL 33315	of FY beginning, above) using Choice Vouchers (HCVs) Annual Submission must have the elements listed be Plan, PHA Plan Elements, and al c. Additionally, the PHA must p ned in the standard Annual Plan g updates, at each Asset Manage plete PHA Plans on their official	3427 elow readily avai ll information rel provide informatio but excluded fro ement Project (Al	evant to the on on how the om their MP) and main
	Participating PHAs PHA Code Program(s) in the Consortia Program(s) not in the No. of Units in Each Program					
			rigram(s) in the consorta	Consortia	PH	HCV
	Lead PHA:					

В.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small 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 Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N O Statement of Housing Needs and Strategy for Addressing Housing Needs. O Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Financial Resources. Rent Determination. Homeownership Programs. Safety and Crime Prevention. Pet Policy. Substantial Deviation. Significant Amendment/Modification Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
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 Hope VI or Choice Neighborhoods. Mixed Finance Modernization or Development. Demolition and/or Disposition. Conversion of Public Housing to Tenant Based Assistance. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Project Based Vouchers. Units with Approved Vacancies for Modernization. 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.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

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B.5	Most Recent Fiscal Year Audit.	
	(a) Were there any findings in the most recent FY Audit?	
	Y N	
	(b) If yes, please describe:	
	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 Small PHA is submitting its 5-Year PHA Plan.	
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 □ Mixed Finance Nodernization or Development. □ Mixed Finance Modernization or Development. □ Demolition and/or Disposition. □ Conversion of Public Housing to Tenant-Based Assistance. □ Conversion of Public Housing to Project-Based Assistance under RAD. □ Project Based Vouchers. □ Units with Approved Vacancies for Modernization. □ 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.	
	• 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 Housing Authority of the City of Fort Lauderdale (HACFL) withdrew its application for RAD for Sunnyreach Acres Townhouses (FL010000107). HACFL is evaluating new HUD options available such as Voluntary Conversion. After completing its evaluation of all HUD available programs, HACFL will be in a better position next year to provide information on its intentions for Sunnyreach Acres Townhouses (FL010000107) conversion options.	
	 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. 	
	(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.	
	(d) The PHA must submit its Deconcentration Policy for Field Office Review.	
	HACFL Policy 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.	
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.	
	The most recent HUD-approved 5-Year Action Plan in EPIC was approved on 06/08/2021	
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С	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	Resident Advisory Board (RAB) Comments.
	(a) Did the RAB(s) have comments to the PHA Plan?
	Y N N N
	(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.
C.2	Certification by State or Local Officials.
0.2	Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
С.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.
	Form HUD-50077-CRT-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.
	The HACFL has amended/revised the Administrative Plan for the HCV Program (see attachment 1) The HACFL has amended/revised the Admissions and Continued Occupancy Policy - ACOP (see attachment 2)
C.4	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.
	 (a) Did the public challenge any elements of the Plan? Y N
	If yes, include Challenged Elements.

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Affirmatively Furthering Fair Housing (AFFH).
Affirmatively Furthering Fair Housing. Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housin (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item
Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal
The HACFL will determine who lacks access to opportunity and address any inequity among protected class groups based on applicants and participants served in our jurisdiction. The HACFL will do this by ensuring that the applicants and participants know their rights under fair housing. The HACFL will provide the Fair Housing Pamphlet and ensure that families have access to our Tenant Outreach Coordinator who w assist them with any questions or concerns they may have as well as provide them with resources when they need a service that the Housing Authority cannot provide.
Tain Usuaina Cash
Fair Housing Goal:
Fair Housing Goal: Describe fair housing strategies and actions to achieve the goal
Describe fair housing strategies and actions to achieve the goal The HACFL will continue to open its waiting list with the statement that we do not discriminate against "Race, Color, National origin, Religio
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Attachment 1 HACFL Administrative Plan – 2021 Revisions			
The Admin Plan f	or Section 8 has been revised and has been formatted	to match the format of Nan McKay's	
	natting the HACFL's Admin Plan to that of Nan McKay		
	ons are incorporated into the HACFL's Admin timely a		
Chapter	Suggested New Policy	Current Policy	
1-3	1-I.D. THE PHA'S PROGRAMS	1-I.D. THE PHA'S PROGRAMS	
	The HACFL's administrative plan is applicable to the	The HACFL's administrative plan is applicable to the	
	operation of the Housing Choice Voucher program, VASH	operation of the Housing Choice Voucher program, and th	
	Program and the Mainstream Program (Chapter 18 of	VASH Program (Chapter 18 of the Administrative Manual)	
	the Administrative Manual) with the exception of initial	with the exception of initial eligibility for the VASH Progra	
	eligibility for the VASH Program which will be governed	which will be governed by VASH regulations. The HACFL's	
	by VASH regulations. The HACFL's Administrative Plan	Administrative Plan will also be applicable to the Project	
	will also be applicable to the Project Base Voucher	Base Voucher Program as per Chapter 17 and the RAD	
	Program as per Chapter 17 and the RAD Project Based Voucher Program as per Chapter 19 and to any programs	Project Based Voucher Program as per Chapter 19 and to any programs funded by HOME funds (TBRA) unless specif	
	funded by HOME funds (TBRA) unless specific HOME	HOME funds guidelines are provided by HUD.	
	funds guidelines are provided by HUD. The plan is also	HOME funds guidelines are provided by HOD.	
	applicable to the Temporary Policy Supplement		
	Emergency Housing Voucher (EHV's).		
2-10	2-II.E. APPROVAL/DENIAL OF A REQUESTED	2-II.E. APPROVAL/DENIAL OF A REQUESTED	
- 10	ACCOMMODATION	ACCOMMODATION	
	After a request for an accommodation is presented, the	After a request for an accommodation is presented, the	
	PHA will respond, in writing, within 30 business days.	PHA will respond, in writing, within 30 business days.	
	If the PHA denies a request for an accommodation	If the PHA denies a request for an accommodation becaus	
	because there is no relationship, or nexus, found	it is not reasonable (it would impose an undue financial	
	between the disability and the requested	and/or administrative burden or fundamentally alter the	
	accommodation, the notice will inform the family of the	nature of the PHA's operations), the PHA will discuss with	
	right to appeal the PHA's decision through an informal	the family whether an alternative accommodation could	
	review (if applicable) or informal hearing (see Chapter	effectively address the family's disability-related needs	
	16).	without a fundamental alteration to the HCV program and	
	If the PHA denies a request for an accommodation	without imposing an undue financial and/or administrativ	
	because it is not reasonable (it would impose an undue	burden.	
	financial and/or administrative burden or fundamentally	If the PHA believes that the family has failed to identify a	
	alter the nature of the PHA's operations), the PHA will	reasonable alternative accommodation after interactive	
	discuss with the family whether an alternative	discussion and negotiation, the PHA will notify the family,	
	accommodation could effectively address the family's	in writing, of its determination within 15 business days	
	disability-related needs without a fundamental alteration	from the date of the most recent discussion or	
	to the HCV program and without imposing an undue	communication with the family.	
	financial and/or administrative burden.	When a medical professional has deemed individual	
	If the PHA believes that the family has failed to identify a	disabled, the HACFL will place the "disabled" code on the	
	reasonable alternative accommodation after interactive	50058 for that individual.	
	discussion and negotiation, the PHA will notify the		
	family, in writing, of its determination within 15 business		
	days from the date of the most recent discussion or		
	communication with the family. When a medical professional has deemed individual		
	disabled, the HACFL will place the "disabled" code on the		
	50058 for that individual.		
2-16	2-III.B. ORAL INTERPRETATION	2-III.B. ORAL INTERPRETATION	
L-10	The HACFL will utilize a language line for telephone	The HACFL will utilize a language line for telephone	
	interpreter services.	interpreter services.	
	When exercising the option to conduct remote briefings,	Where LEP persons desire, they will be permitted to use, a	
	informal reviews, or hearings, however, the HACFL will	their own expense, an interpreter of their own choosing, i	
	coordinate with a remote interpretation service which,	place of or as a supplement to the free language services	
	when available, uses video conferencing technology	offered by the HACFL. The interpreter may be a family	
	rather than voice-only interpretation.	member or friend of legal age.	

at their own expense, an interpreter of their own choosing, in place of or as supplement to the free language services offered by the HACFL. The HACFL attil discretion, may chose to use the language services even when LEP persons desire to use an interpreter of their choosing. The interpreter may be a family member or friend. If the interpreter, may be a family member or friend. If the interpreter may be a family member or friend. If the interpreter may be a family member or friend. If the interpreter may be a family member or friend. If the interpreter may be a family member or friend. If the interpreter have a family member or friend. If the interpreter may be a family member or friend. If the interpreter counces with other serves as the authority occurs with other serves and decide what reasonable steps found be taken. "Reasonable substantially exceed the benefits. Where feasible and possible, according to its language assistance plan (LAP), the HACFL will train and here bilingual staff to be available to act as interpreters and translatory, will pool resources with other PHAs, and will standardize documents. 3-8 3-11. ABSENT FAMILY MEMBERS Family Members Permanetty Confined for Medical Reasons (IFV OG P. 5-22) An individual confined to a nursing home or hospital on professional. If the responsible medical professional if the responsible medical professional documentation of evelores. 3-2.2 3-11.F. EV SYSTEM SEARCHES Easting Tenant Search The PHA will capture sects add throusehold member. The PHA will capture sects add throusehold member. The PHA will capture sects add throusehold member additional documentation of evelores. 3-2.2 3-11.F. EV SYSTEM SEARCHES Easting Tenant Search The PHA will service the Debis Coved to PHAs and Terminations the move of from the correntily occupid assisted unit. 3-2.3 3-11.F. EV SYSTEM SEARCHES Easting T			
 bilingual staff to be available to act as interpreters and translators, will pool resources with other PHAs, and will standardize documents. 3-8 3-1.L ABSENT FAMILY MEMBERS Family Members Permanently Confined for Medical Reasons (HCV GB, p. 5-22) An individual confined to a nursing home or hospital on permanent absence from a responsible medical professional. If the responsible medical professional cannot provide a determination, the person will be considered temporarily absent. If the family criffies that the family member is confined on a permanent basis, they may present, and the PHA will consider, any additional documentation or evidence. 3-12. 2 3-11.F. EV SYSTEM SEARCHES Existing Tenant Search The PHA will contact the PHA or owner identified in the report to confirm that the family nember is contingent on or evidence. 3-12. 3 3-11.F. EV SYSTEM SEARCHES Existing Tenant Search The PHA will contact the PHA or owner identified in the report to confirm that the family has wored out of the unit and obtain documentation of current tenarcy status, including a form HUD-50058 or 50059, as applicable, showing and of participation. The PHA will conjust the DFAS and Terminations The FPHA will require each adult household members added to the household after radmission will be required to sign the form HUD-52675 prior to being added to the household. The PHA will search the Debts Owed to PHAs and Terminations module as part of the edigibility determination. Any new members added to the household after radmission will be required to sign the form PHUD-52675 prior to being added to the household after the household at a part of the screening process for any household members added after the household is admitted to the progr		choosing, in place of or as a supplement to the free language services offered by the HACFL. The HACFL, at its discretion, may choose to use the language services even when LEP persons desire to use an interpreter of their choosing. The interpreter may be a family member or friend. If the interpreter chosen by the family is a minor, the HACFL will not rely on the minor to serve as the interpreter. The HACFL will analyze the various kinds of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken. "Reasonable steps" may not be reasonable where the costs imposed substantially exceed the benefits. Where feasible and possible, according to its language	reasonable steps should be taken. "Reasonable steps" may not be reasonable where the costs imposed substantially exceed the benefits. Where feasible and possible, according to its language assistance plan (LAP), the HACFL will train and hire bilingual staff to be available to act as interpreters and translators, will pool resources with other PHAs, and will standardize
standardize documents: 3-1L ABSENT FAMILY MEMBERS Family Members Permanently Confined for Medical Reasons (HCV GB, p. 5-22) 3-1.L ABSENT FAMILY MEMBERS Family Members Permanently Confined to a nursing home or hospital on permanent basis is not considered a family member. The PHA will request verification of the family member's permanent absence from a responsible medical professional. If the responsible medical professional. If the responsible medical professional. If the responsible medical professional cannot provide a determination, the person will be considered temporarily absent. If the family certifies that the family member is confined on a permanent basis, they may present, and the PHA will consider, any additional documentation or evidence. 3-11.F. EIV SYSTEM SEARCHES Existing Tenant Search The PHA will contact the PHA will consider upon the move-out from the currently occupied assisted unit. 3-11.F. EIV SYSTEM SEARCHES Existing Tenant Search The PHA will conjuder and paptricipation. The PHA will any approve assistance contingent upon the move-out from the currently occupied assisted unit. 3-11.F. EIV SYSTEM SEARCHES Debts Owed to PHAs and Terminations The PHA will search the baseloid. The PHA will search the Debts Owed to PHAs and Terminations Nie PHA will search the Debts Owed to PHAs and Terminations module as part of the eligibility determination. Any new members added to the household. The PHA will search the Debts Owed to PHAs and Terminations module as part of the eligibility determination. Any new members added to the household. The PHA will search the Debts Owed to PHAs and Terminations module as part of the eligibility determination. Any new members added to the household. The PHA will search the Debts Owed to PHAs and Te			
 3-8 3-1.L ABSENT FAMILY MEMBERS Family Members Permanently Confined for Medical Reasons (HUC GB, p. 5-22) An individual confined to a nursing home or hospital on a permanent basis is not considered a family members. The PHA will request verification of the family members' permanent absence from a responsible medical professional. If the responsible medical professional cannot provide a determination, the person will be considered temporarily absent. If the family centifies that the family member is confined on a permanent basis, they may present, and the PHA will consider, any additional documentation or evidence. 3-1.L ABSENT FAMILY MEMBERS 3-1.L ABSENT FAMILY		translators, will pool resources with other PHAs, and will	
Family Members Permanently Confined for Medical Reasons [HCV GB, p. 5-22]Family Members Permanently Confined for Medical Reasons [HCV GB, p. 5-22]An individual contined to a nursing home or hospital on a permanent absence from a responsible medical professional. If the responsible medical professional cannot provide a determination, the person will be considered temporarily absent. If the family certifies that the family member is confined on a permanent basis, they may present, and the PHA will consider, any additional documentation or evidence.3-11.F. EV SYSTEM SEARCHES Existing Tenant Search NE3-223-11.F. EV SYSTEM SEARCHES Existing Tenant Search The PHA will conduct the PHA or owner identified in the report to confirm that the family has moved out of the unit and obtain documentation of current tenancy status, including a form HUD-5058 or 50059, as applicable, showing an end of participation. The PHA will require each adult household member to sign the form HUD-52675 prior to being added to the household.3-11.F. EIV SYSTEM SEARCHES Debts Owed to PHAs and Terminations Nee3-233-11.F. EIV SYSTEM SEARCHES Debts Owed to be obusehold after admission will be required to sign the form HUD-52675 prior to being added to the household. The PHA will sequench the Debts Owed to PHAs and Terminations module as part of the eligibility determination. Any new members added to the household. The PHA will sequench the Debts Owed to PHAs and Terminations module as part of the eligibility determination for new households and as part of the screening process for any household members added after the househo			
Reasons [HCV GB, p. 5-22]Reasons [HCV GB, p. 5-22]An individual confined to a nursing home or hospital on a permanent basis is not considered a family member. The PHA will request verification of the family member's permanent absence from a responsible medical professional. If the responsible medical professional cannot provide a determination, the person will be considered temporarily absent. If the family critifies that the family member is confined on a permanent basis, they may present, and the PHA will consider, any additional documentation or evidence.Reasons [HCV GB, p. 5-22]3-223-11.F. EV SYSTEM SEARCHES Existing Tenant Search The PHA will conditional documentation or evidence.3-11.F. EV SYSTEM SEARCHES Existing Tenant Search NONE3-233-11.F. EV SYSTEM SEARCHES Debts Oved to PHAs and derminations The PHA will only approve assistance contingent upon the move-out from the currently occupied assisted unit.3-11.F. EIV SYSTEM SEARCHES Debts Oved to PHAs and Terminations The PHA will consel of the science at the eligibility determination. Any new members added to the household. The PHA will seque the best Owed to PHAs and Terminations module as part of the eligibility determination for new households and as part of the screening process for any household members added after the household is admitted to the program. If any information on debts or terminations is returned by3-11.F. EIV SYSTEM SEARCHES Debts Oved to PHAs and Terminations is returned by	3-8		
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information on debts or terminations is returned by		household members added after the household is	
the search the PHA will determine		the search, the PHA will determine	
if this information warrants a denial in accordance			

	with the policies in Part III of this chapter.	
5-2	 5-I.B. BRIEFING [24 CFR 982.301] In-Person Briefings In-person briefings will generally be conducted in group meetings. At the family's written request, the PHA may provide an individual briefing. Generally, the head of household is required to attend the briefing. If the head of household is unable to attend, the PHA may approve another adult family member to attend the briefing. Families that attend group briefings and still need individual assistance will be referred to an appropriate PHA staff person. Briefings will be conducted in English. For limited English proficient (LEP) applicants, the PHA will provide interpretation services in accordance with the PHA's LEP plan (See Chapter 2). 	 5-I.B. BRIEFING [24 CFR 982.301] HACFL Policy Briefings will be conducted in group meetings. The head of household as well as all adult family members are required to attend the briefing. Families that attend group briefings and still need individual assistance will be referred to an appropriate HACFL staff person. Briefings will be conducted in English. For limited English proficient (LEP) applicants, the HACFL will provide translation services in accordance with the PHA's LEP plan. Request must be received at least 72 hours in advance or the briefing can be re scheduled. (See Chapter 2).
5-3	5-I.B. BRIEFING [24 CFR 982.301] Remote Briefings The PHA has the sole discretion to require that briefings be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. If the PHA schedules a remote briefing, the PHA will conduct a face-to face briefing upon request of the applicant as a reasonable accommodation for a person with a disability if safety and health concerns can be reasonably addressed. In addition, the PHA will conduct a briefing 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 briefing, or if the applicant believes an in-person briefing would create an undue health risk. The PHA will consider other reasonable requests for a remote briefing on a case-by-case basis.	5-I.B. BRIEFING [24 CFR 982.301] Remote Briefings None
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	to attend the briefing, or if the	
	applicant believes an in-person briefing would create	
	an undue health risk. The PHA will	
	consider other reasonable requests for a remote	
	briefing on a case-by-case basis.	
5-4	5-I.B. BRIEFING [24 CFR 982.301]	5-I.B. BRIEFING [24 CFR 982.301] Conducting
	Conducting Remote Briefings. At least 10	Remote Briefings
	business days prior to scheduling the remote	None
	briefing, the PHA will provide written notification via	
	first class mail and/or email to families participating	
	in the briefing to advise of technological requirements and to request the family notify the	
	PHA of any known barriers. If any family does not	
	respond within five business days, or if the	
	written notification is returned by the post office or	
	the email is rejected, the PHA will contact the family	
	by telephone to identify potential technological	
	barriers and to determine which technology	
	resources are accessible to the family. The PHA will	
	resolve any barriers using the guidance in Section 6	
	of Notice PIH 2020-32, including offering the family the opportunity to attend an in-person	
	briefing or have a one-on-one briefing	
	over the phone, as appropriate.	
	The PHA will conduct remote briefings via a video	
	conferencing platform when available. If applicants	
	are unable to adequately access the video	
	conferencing platform, the briefing will be conducted	
	by telephone conferencing call-in. If the family is	
	unable to adequately access the telephone conferencing call-in, the remote briefing will be	
	postponed, and an in-person alternative or one-on-	
	one briefing over the phone will be provided.	
	The PHA will provide login information and/or	
	conferencing call-in information and an	
	electronic copy of the briefing packet via email at	
	least five business days before the briefing. The	
	PHA will provide a paper copy of the briefing packet	
	upon family request, and may reschedule the briefing to allow adequate time for the family to	
	receive the physical briefing packet.	
	The PHA will ensure that all electronic information	
	stored or transmitted as part of the	
	briefing meets the requirements for accessibility for	
	persons with disabilities and persons with LEP, and	
	is secure, including ensuring personally identifiable	
	information (PII) is protected.	
	The PHA will ensure that families who participate in remote briefings have the opportunity to ask	
	questions as part of the briefing.	
	If families lose connectivity during any remote	
	briefing or otherwise feel they were	
	unable to access information presented during the	
	briefing, the family may request a one-on-one	
	briefing over the phone or in person with the PHA.	
7-11	7-II.A. VERIFICATION OF LEGAL IDENTITY	7-II.A. VERIFICATION OF LEGAL IDENTITY
	The HACFL will accept a notarized agreement of	NONE
	child custody for the first 12 months of subsidy, after	
	which court awarded custody documents must be	
	furnished to the HACFL showing Temporary or	

	Permanent custody of the minor through the legal	
	Permanent custody of the minor through the legal	
0.10	court system.	Increation Casta Nation DIH 2016 051
8-12	Inspection Costs [Notice PIH 2016-05]	Inspection Costs [Notice PIH 2016-05]
	The PHA will not charge a fee for failed reinspections.	NONE
	Temspections.	
8-12	Remote Video Inspections (RVIs) [Notice PIH	Remote Video Inspections (RVIs) [Notice PIH 2020-
0-12	2020-31] The HACFL will not conduct any HQS	31]
	inspection using RVI.	None
	inspection using two.	
8-16	8-II.C. ANNUAL/BIENNIAL HQS INSPECTIONS	8-II.C. ANNUAL/BIENNIAL HQS INSPECTIONS [24
• -•	[24 CFR 982.405 and 982.406; Notice PIH 2016-	CFR 982.405 and 982.406; Notice PIH 2016-05
	05]	Each unit under HAP contract must be inspected
	Each unit under HAP contract must be inspected	within 12 months of the last full HQS inspection.
	biennially within 24 months of the	The HACFL will not rely on alternative inspection
	last full HQS inspection. The PHA reserves the right	standards.
	to require annual inspections of any	
	unit or owner at any time.	
	The PHA will not rely on alternative inspection	
	standards.	
8-17	8-II.F. INSPECTION RESULTS AND	8-II.F. INSPECTION RESULTS AND
	REINSPECTIONS FOR UNITS UNDER HAP	REINSPECTIONS FOR UNITS UNDER HAP
	CONTRACT	CONTRACT
	Notification of Corrective Actions	Notification of Corrective Actions
	When life-threatening conditions are identified, the	When life-threatening conditions are identified, the
	PHA will immediately notify both	PHA will immediately notify both parties by telephone,
	parties by telephone or email. The notice will specify	facsimile, or email. The notice will specify who is
	who is responsible for correcting the violation. The	responsible for correcting the violation. The corrective
	corrective actions must be taken within 24 hours of	actions must be taken within 24 hours of the
	the PHA's notice.	PHA's notice.
	When failures that are not life-threatening are	When failures that are not life-threatening are
	identified, the PHA will send the owner and the	identified, the PHA will send the owner and the family
	family a written notification of the inspection results	a written notification of the inspection results within five
	within five business days of the inspection. The	5 business days of the inspection. The written notice
	written notice will specify who is responsible for	will specify who is responsible for correcting the
	correcting the violation, and the time frame within which the failure must be corrected. Generally, not	violation, and the time frame within which the failure
	more than 30 days will be allowed for the correction.	must be corrected. Generally, not more than 30 days will be allowed for the correction. The notice of
	The notice of inspection results will inform the owner	inspection results will inform the owner that if life-
	that if life-threatening conditions are not corrected	threatening conditions are not corrected within 24
	within 24 hours, and non-life-threatening conditions	hours, and non-life threatening conditions are not
	are not corrected within the specified time frame (or	corrected within the specified time frame (or any PHA-
	any PHA-approved extension), the owner's HAP will	approved extension), the owner's HAP will be abated
	be abated in accordance with PHA policy (see 8-	in accordance with PHA policy (see 8-II.G.).
	II.G.). Likewise, in the case of family caused	Likewise, in the case of family caused deficiencies, the
	deficiencies, the notice will inform the family that	notice will inform the family that if corrections are not
	if corrections are not made within the specified time	made within the specified time frame (or any PHA-
	frame (or any PHA-approved	approved extension, if applicable) the family's
	extension, if applicable) the family's assistance will	assistance will be terminated in accordance with PHA
	be terminated in accordance with	policy (see Chapter 12).
	PHA policy (see Chapter 12).	
8-19	8-II.G. ENFORCING OWNER COMPLIANCE -HAP	8-II.G. ENFORCING OWNER COMPLIANCE -HAP
	Abatement	Abatement
	The HACFL will make all HAP abatements effective	The HACFL will make all HAP abatements effective
	the first of the month following the expiration of the	the first of the month following the expiration of the
	HACFL specified correction period (including any	HACFL specified correction period (including any
	extension). The HACFL will inspect abated units	extension). The HACFL will inspect abated units within
	within five business days of the owner's notification	5 business days of the owner's notification that the
	that the work has been completed. Payment will	work has been completed. Payment will resume
	resume effective on the day the unit passes	effective on the day the unit passes inspection. During
	inspection. During any abatement period the family	any abatement period the family continues to be
	continues to be responsible for its share of the rent.	responsible for its share of the rent. The owner must

	The owner must not seek payment from the family for abated amounts and may not use the abatement as cause for eviction.	not seek payment from the family for abated amounts and may not use the abatement as cause for eviction.
16-9	16-III.B. INFORMAL REVIEWS -Scheduling an Informal Review A request for an informal review must be made in writing and delivered to the HACFL either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's denial of assistance. The PHA must schedule and send written notice of the informal review within 10 business days of the family's request. If the informal review will be conducted remotely, at the time the PHA notifies the family of the informal review, the family will be informed: Regarding the processes to conduct a remote informal review; That, if needed, the PHA will provide technical assistance prior to and during the informal review; and That if the family or any individual witness has any technological, resource, or accessibility barriers preventing them from fully accessing the remote informal review, the family may inform the PHA and the PHA will assist the family to participate in an in-person informal review, as appropriate.	16-III.B. INFORMAL REVIEWS -Scheduling an Informal Review A request for an informal review must be made in writing and delivered to the HACFL either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's denial of assistance. The PHA must schedule and send written notice of the informal review within 10 business days of the family's request.
16-13	16-III.B. INFORMAL REVIEWS -Conducting Remote Informal Reviews The PHA will conduct remote informal reviews via a video conferencing platform, when available. If, after attempting to resolve any barriers, applicants are unable to adequately access the video conferencing platform at any point, or upon applicant request, the informal review will be conducted by telephone conferencing call-in. If the family is unable to adequately access the telephone conferencing call-in. If the family is unable to adequately access the telephone conferencing call-in at any point, the remote informal review will be postponed, and an in-person alternative will be provided promptly within a reasonable time. At least five business days prior to scheduling the remote review, the PHA will provide the family with login information and/or conferencing call-in information and an electronic and/or physical copy of all materials being presented via first class mail and/or email. The notice will advise the family of technological requirements for the hearing and request the family notify the PHA of any known barriers. The PHA will resolve any barriers using the guidance in Section 6 of Notice PIH 2020-32, including offering the family the opportunity to attend an in-person hearing. If the informal review is to be conducted remotely, the PHA will require the family to provide any documents directly relevant to the informal review at least 24 hours before the scheduled review through the mail, via email, or text. The PHA will scan and email copies of these documents to the PHA representative the same day. Documents will be shared electronically whenever possible. The PHA will follow up the email with a phone call and/or email to the applicant at least one business day prior to the remote informal review to ensure that the applicant received all information and is comfortable accessing the video conferencing review at least one busines day prior to the remote informal review to any the start the applicant received all information and is co	16-III.B. INFORMAL REVIEWS -Conducting Remote Informal Reviews 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.

	respect to the informal review is secure, including protecting personally identifiable information (PII), and meets the requirements for accessibility for persons with disabilities and persons with LEP.	
16-16	 16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] - Conducting Informal Hearings Remotely The PHA will conduct remote informal hearings via a video conferencing platform, when available. If, after attempting to resolve any barriers, participants are unable to adequately access the video conferencing platform at any point, or upon request, the informal hearing will be conducted by telephone conferencing call-in. If the family is unable to adequately access the telephone conferencing call-in at any point, the remote informal hearing will be postponed, and an in-person alternative will be provided promptly within a reasonable time. At least five business days prior to scheduling the remote hearing, the PHA will provide the family with login information and/or conferencing call-in information and an electronic copy of all materials being presented via first class mail and/or email. The notice will advise the family of technological requirements for the hearing and request the family notify the PHA of any known barriers. The PHA will resolve any barriers using the guidance in Section 6 of Notice PIH 2020-32, including offering the family the opportunity to attend an in-person hearing. The PHA will follow up with a phone call and/or email to the family at least one business day prior to the remote informal hearing to ensure that the family received all information and is comfortable accessing the video conferencing or call-in platform. The PHA will ensure that all electronic information stored or transmitted with respect to the informal hearing is secure, including protecting personally identifiable information (PII), and meets the requirements for accessibility 	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]- Conducting Informal Hearings Remotely 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). 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. 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.
16-17	for persons with disabilities and persons with LEP. 16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Procedures Notice to the Family [24 CFR 982.555(c)] 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.	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Informal Hearing Procedures Notice to the Family [24 CFR 982.555(c)] 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

16-18	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Scheduling an Informal Hearing [24 CFR 982.555(d)] A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's decision or notice to terminate assistance. The PHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request. If the PHA hearing will be conducted remotely, at the time the notice is sent to the family, the family will be notified: Regarding the processes involved in a remote informal hearing; That the PHA will provide technical assistance prior to and during the informal hearing, if needed; and That if the family or any individual witness has any technological, resource, or accessibility barriers, the family may inform the PHA and the PHA will assist the family in either resolving the issue or allow the family to participate in an in-person hearing, as appropriate. The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made orally or in writing prior to the hearing date. At its discretion, the PHA may request documentation of the "good cause" prior to rescheduling the hearing. If the family does not appear within 20 minutes of the scheduled time, and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The PHA will reschedule the hearing only if the family can show good cause for the faliure to appear, or if it is needed as a reasonable accommodation for a person with disabilities. If the family canot show good cause for the faliure to<	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. 16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Scheduling an Informal Hearing [24 CFR 982.555(d)] A request for an informal hearing must be made in writing and delivered to the HACFL either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the HACFL's decision or notice to terminate assistance. The HACFL must schedule and send written notice of the informal hearing to the family within 14 business days of the family's request unless the HACFL has been unable to obtain a Hearing Officer for the Hearing. In such cases the HACFL must schedule and send written notice of the informal hearing no later than 30 days from the request of the hearing. The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made orally or in writing prior to the hearing. If the family does not appear within 20 minutes after the scheduled time, and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the HACFL within 24 hours of the scheduled hearing date, excluding weekends and holidays. The HACFL will reschedule the hearing only if the family can document good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities. Applicants who fail to attend two scheduled hearings will not be given another opportunity for a hearing, and
	appear, or a rescheduling is not needed as a reasonable accommodation, the PHA's decision will stand.	the HACFL's original decision will stand.
16-19	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Pre-Hearing Right to Discovery [24 CFR 982.555(e)] The family will be allowed to copy any documents related to the hearing at no cost to the family. The family must request discovery of PHA documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date.	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Pre-Hearing Right to Discovery [24 CFR 982.555(e)] 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.
16-19	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 PHA will not require pre-hearing discovery by the PHA of family documents directly relevant to the hearing. If the informal hearing is to be conducted remotely, the PHA will require the family to provide any documents directly relevant to the informal hearing at least 24 hours before the scheduled hearing through the mail, via email, or text. The PHA will scan and email copies of these documents to the hearing officer and the PHA representative the same day. Documents will be shared electronically whenever possible.	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.

	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Evidence [24	16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Evidence [24
	CFR 982.555(e)(5)]	CFR 982.555(e)(5)]
	Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four	Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four
	categories of evidence. Oral evidence: the testimony of	categories of evidence.
	witnesses Documentary evidence: a writing which is	Oral evidence: the testimony of witnesses
	relevant to the case, for example, a letter written to the	Documentary evidence: a writing which is relevant to the
	HACFL. Writings include all forms of recorded	case, for example, a letter written to the HACFL. Writings
	communication or representation, including letters, words,	include all forms of recorded communication or
	pictures, sounds, videotapes or symbols or combinations	representation, including letters, words, pictures, sounds,
	thereof. Demonstrative evidence: Evidence created	videotapes or symbols or combinations thereof.
	specifically for the hearing and presented as an illustrative	Demonstrative evidence: Evidence created specifically for the
	aid to assist the hearing officer, such as a model, a chart or	hearing and presented as an illustrative aid to assist the
	other diagram. Real evidence: A tangible item relating	hearing officer, such as a model, a chart or other diagram.
	directly to the case. Hearsay Evidence is evidence based	Real evidence: A tangible item relating directly to the case.
	not on a witness' personal knowledge. In and of	Hearsay Evidence is evidence of a statement that was made
	itself, hearsay evidence carries no weight when making a	other than by a witness while testifying at the hearing and
	finding of fact. The hearing officer may include hearsay	that is offered to prove the truth of the matter. Even though
	evidence when considering their decision if it is	evidence, including hearsay, is generally admissible, hearsay
	corroborated by other evidence. Even though hearsay	evidence alone cannot be used as the sole basis for the
	evidence is generally admissible in a hearing, the	hearing officer's decision.
	hearing officer will not base a hearing decision on hearsay	If either the HACFL or the family fail to comply with the
	alone unless there is clear probative value and credibility of	discovery requirements described above, the hearing officer
	the evidence, and the party seeking the change has met	will refuse to admit such evidence.
	the burden of proof.	Other than the failure of a party to comply with discovery, the
	If either the HACFL (or the family, if required in a remote	hearing officer has the authority to overrule any objections to
	hearing)fail to comply with the discovery requirements	evidence.
	described above, the hearing officer will refuse to admit	
	such evidence. Other than the failure of a party to comply	
	with discovery, the hearing officer has the authority to	
	overrule any objections to evidence.	
17-3	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice
	1/18/17; Notice PIH 2017-21] Additional Project-	1/18/17; Notice PIH 2017-21] Additional Project-
	Based Units [FR Notice 1/18/17; Notice PIH 2017-	Based Units [FR Notice 1/18/17; Notice PIH 2017-
	21]	21]
	-	
	The PUA may project bace up to an additional 10	NONE
	The PHA may project-base up to an additional 10	NONE
	percent of its authorized units, up to 30 percent, in	NONE
		NONE
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement	
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]
17-3	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]
	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements.	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE
17-6	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION
17-6 17-7	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and
17-6	percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements.17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]
17-6 17-7	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)] 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and
17-6 17-7	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)] The advertisement will state the number of vouchers 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]
17-6 17-7	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)] The advertisement will state the number of vouchers available to be project-based, the 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]
17-6 17-7	 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirement 17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The HACFL may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements. 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)] The advertisement will state the number of vouchers 	17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] NONE 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)] Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]
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	case basis to ensure the availability of affordable housing as long as the addition of units does not exceed allowable project caps.	The HACFL will not add contract units to the HAP contract.
19-29	19-V.D. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c); Notice PIH 2019-23] The HACFL will establish and manage separate waiting lists for individual projects or buildings that are receiving RAD PBV assistance. The HACFL currently has waiting lists for the following RAD PBV projects: - Site formally know as Suncrest Court. For any applicants on the public housing waiting list that are likely to be ineligible for admission to a covered project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA will consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting lists or to another voucher waiting list, in addition to transferring such household to the waiting list for the covered project. To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait lists to which their application was transferred in accordance with the date and time of their application to the original waiting list. The PHA will maintain the project-specific waiting list in accordance with all applicable civil rights and fair housing regulations found at 24 CFR 903.7(b)(2)(i). (iv). The PHA will provide applicants full information about each development, including an estimate of the wait time, location, occupancy, number and size of accessible units, and amenities like day care, security, transportation, and training programs at each development with a site-based waiting list. The system for selection will be consistent with all applicable civil rights and fair housing laws and regulations and may not be in conflict with any imposed or pending court order, settlement agreement, or complaint brought by HUD. The HACFL will give priority to participants moving under a VAWA emergency transfer from one PBV development to another in accordance with Section 18-VI.E.	 19-V.D. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c); Notice PIH 2019-23] HACFL Policy. The HACFL will establish and manage separate waiting lists for individual projects or buildings that are receiving RAD PBV assistance. The HACFL currently has waiting lists for the following RAD PBV projects: Site formally know as Suncrest Court. For any applicants on the public housing waiting list that are likely to be ineligible for admission to a covered project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA will consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting lists or to another voucher waiting list, in addition to transferring such household to the waiting list for the covered project. To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait lists to which their application was transferred in accordance with the date and time of their application to the original waiting list. The PHA will maintain the project-specific waiting list in accordance with all applicable civil rights and fair housing regulations found at 24 CFR 903.7(b)(2)(i). (iv). The PHA will provide applicants full information about each development, including an estimate of the wait time, location, occupancy, number and size of accessible units, and amenities like day care, security, transportation, and training programs at each development with a site-based waiting list. The system for selection will be consistent with all applicable civil rights and fair housing laws and regulations and may not be in conflict with any imposed or pending court order, settlement agreement, or complaint brought by HUD. The HACFL will assess any changes in racial, ethnic or disability-related tenant composition at each HACFL site that may have occurred during the implementation of the site
TSP-4	TPS-I.B. SERVICE FEES HACFL Policy The eligible uses for service fees include: Housing search assistance, which may include activities such as, but not limited to, helping a family identify and visit potentially available units during their housing search, helping to find a unit	TPS-I.B. SERVICE FEES - NONE
	that meets the household's disability-related needs, providing transportation and directions, assisting with the completion of rental applications and PHA forms, and helping to expedite the	

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PHA may provide assistance for some or all of the family's reasonable moving expenses when they initially lease a unit with the EHV. The PHA will not provide moving expenses assistance for subsequent moves unless the family is required to move for reasons other than something the family did or failed to do (e.g., the PHA is terminating the HAP contract because the owner did not fulfill the owner responsibilities under the HAP	whether the rent for the unit is reasonable.	
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to do (e.g., the PHA is terminating the HAP contract because the owner did not fulfill the owner responsibilities under the HAP		
owner did not fulfill the owner responsibilities under the HAP		
contract or the owner is refusing to offer the family the	•	
	contract or the owner is refusing to offer the family the	

	opportunity to enter a new lease after the initial lease term, as opposed to the family choosing to terminate the tenancy in order to move to another unit), or a family has to move due to domestic violence, dating violence, sexual assault, or stalking. Tenant-readiness services. The PHA may use fees to help create a customized plan to address or mitigate barriers that individual families may face in renting a unit with an EHV, such as negative credit, lack of credit, negative rental or utility history, or to connect the family to other community resources (including COVID-related resources) that can assist with rental arrears. Essential household items. The PHA may use services fee funding to assist the family with some or all of the costs of acquiring essential household items such as tableware, cooking equipment, beds or bedding, and essential sanitary products such as soap and toiletries. Renter's insurance if required by the lease. The PHA may choose to assist the family with some or all this cost.	
TSP-7	TPS-II.A. CONTINUUM OF CARE (CoC) The HACFL has entered into an MOU with Broward County Partnerships Division Homeless Initiative Partnership Section (HIP). See Exhibit TPS-1 for a copy of the MOU.	TPS-II.A. CONTINUUM OF CARE (CoC) - NONE
TSP-7	TPS-II.B. OTHER PARTNERING ORGANIZATIONS The HACFL has added Women In Distress to the MOU between the PHA and CoC. See Exhibit TPS- 1 for a copy of the MOU.	TPS-II.B. OTHER PARTNERING ORGANIZATIONS - NONE
TSP-8	TPS-II.C. REFERRALS CoC and Partnering Agency Referrals The CoC or partnering agency must establish and implement a system to identify EHV-eligible individuals and families within the agency's caseload and make referrals to the PHA. The CoC or other partnering agency must certify that the EHV applicants they refer to the PHA meet at least one of the four EHV eligibility criteria. The PHA will maintain a copy of the referral or certification from the CoC or other partnering agency in the participant's file along with other eligibility paperwork. Homeless service providers may, but are not required to, use the certification form found in Exhibit TPS-2 of this chapter. Victim services providers may, but are not required to, use the certification form found in Exhibit TPS-3 of this chapter when identifying eligible families who qualify as victims of human trafficking. As part of the MOU, the PHA and CoC or other partnering agency will identify staff positions to serve as lead EHV liaisons. These positions will be responsible for transmission and acceptance of referrals. The CoC or partnering agency must commit sufficient staff and resources to ensure eligible individuals and families are identified and determined eligible in a timely manner. The PHA liaison responsible for acceptance of referrals will contact the CoC or partnering agency liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than five business days from the date the CoC or partnering agency receives this notification, the CoC or partnering agency liaison will	TPS-II.C. REFERRALS CoC and Partnering Agency Referrals - NONE

	provide the DIIA with a $P_{-1} = f_{-1} = f_{-1} = f_{-1}$	
	provide the PHA with a list of eligible referrals	
	including the name, address, and contact phone	
	number for each adult individual who is being	
	referred; a completed release form for each adult family member; and a written certification for each	
	referral indicating they are EHV-eligible.	
TSP-9	TPS-III. A. HCV WAITING LIST HACFL Policy	TPS-III. A. HCV WAITING LIST
136-3	The PHA will post information about the EHV program	NONE
	for families on the PHA's HCV waiting list on their	NONE
	website. The notice will:	
	Describe the eligible populations to which EHVs are	
	limited Clearly state that the availability of these EHVs is	
	managed through a direct referral process	
	Advise the family to contact the CoC (or any other PHA	
	referral partner, if applicable) if the family believes they	
	may be eligible for EHV assistance The PHA will ensure	
	effective communication with persons with disabilities,	
	including those with vision, hearing, and other	
	communication-related disabilities in accordance with	
	Chapter 2. The PHA will also take reasonable steps to ensure meaningful access for persons with limited	
TSP-10	English proficiency (LEP) in accordance with Chapter 2. TPS-III.C. PREFERENCES	TPS-III.C. PREFERENCES
131-10	HCV Waiting List Preferences HACFL Policy	HCV Waiting List Preferences
	The HACFL will refer any applicant on the waiting	NONE
	list that indicates they qualify for the homeless	
	preference or a VAWA preference to the CoC or the	
	applicable partnering referral agency. The CoC or	
	partnering referral agency will determine if the family	
	is eligible (based on the qualifying definition for EHV	
	assistance for homelessness or those fleeing, or	
	attempting to flee, domestic violence, dating	
	violence, sexual assault, stalking, or human	
	trafficking or another eligible category as applicable) for an EHV. The CoC will also determine if the family	
	is eligible for other homeless assistance through the	
	CE system.	
TSP-10	TPS-III.C. PREFERENCES - EHV Waiting List	TPS-III.C. PREFERENCES - EHV Waiting List
151-10	Preferences	Preferences
	No local preferences have been established for the	NONE
	EHV waiting list.	
TSP-12	TPS-IV.C. PHA SCREENING - Mandatory Denials	TPS-IV.C. PHA SCREENING - Mandatory Denials NONE
	While the PHA will deny admission to the program if any	
	adult member (or head of household or spouse,	
	regardless of age) fails to sign and submit consent forms,	
	the PHA will first notify the family of the limited EHV	
	grounds for denial of admission as part of the notice of	
	denial that will be mailed to the family.	
TSP-13	TPS-IV.C. PHA SCREENING - Permissive Denial	TPS-IV.C. PHA SCREENING - Permissive Denial
	In consultation with the CoC, the HACFL will apply	NONE
	permissive prohibition to the screening of EHV	
	applicants. Determinations using permissive prohibitions	
	will be made based on an individualized assessment of	
	relevant mitigating information in accordance with	
	policies in Section 3-III.E. The HACFL will establish the	
	following permissive prohibitions:	
	If the HACFL determines that any household member is	
	currently engaged in, or has engaged in within the	
	previous 12 months: Violent criminal activity Other criminal activity that may threaten the health,	

safety, or right to peaceful enjoyment of the premises by	
other residents or persons residing in the immediate	
vicinity	
If any member of the family has committed fraud,	
bribery, or any other corrupt or criminal act in	
connection with any federal housing program within the	
previous 12 months.	
If the family engaged in or threatened abusive or violent	
behavior toward HACFL personnel within the previous 12	
months.	
The HACFL will also deny assistance to household	
members already receiving assistance from another	
program in accordance with Section 9(h) of Notice PIH	
2021-15.	
Prohibitions based on criminal activity for the eligible	
EHV populations regarding drug possession will be	
considered apart from criminal activity against persons	
(i.e., violent criminal activity).In compliance with PIH	
2021-15, the PHA will not deny an EHV applicant	
admission regardless of whether:	
Any member of the family has been evicted from	
federally assisted housing in the last five years;	
A HACFL has ever terminated assistance under the	
program for any member of the family;	
The family currently owes rent or other amounts to the	
HACFL or to another HACFL in connection with Section 8	
or public housing assistance under the 1937 Act;	
The family has not reimbursed any HACFL for amounts	
paid to an owner under a HAP contract for rent, damages	
to the unit, or other amounts owed by the family under	
the lease; The family breached an agreement with the	
HACFL to pay amounts owed to a HACFL, or amounts	
paid to an owner by a HACFL; The family would	
otherwise be prohibited admission under alcohol abuse	
standards established by the HACFL in accordance with	
24 CFR 982.553(a)(3); The HACFL determines that any	
household member is currently engaged in or has	
engaged in during a reasonable time before the	
admission, drug-related criminal activity.	
15 TPS-IV.D. INCOME VERIFICATION AT TPS-IV.D. INCOME VERIFICA	
ADMISSION Self-Certification at Admission Self-Certification at Admission	on
Any documents used for verification must be the NONE	
original (not photocopies) and dated within the 60-	
day period prior to admission. The documents must	
not be damaged, altered, or in any way illegible.	
Printouts from webpages are considered original	
documents.	
Any family self-certifications must be made in a format acceptable to the HACFL and must be signed	
by the family member whose information or status is	
being verified.	
The HACFL will incorporate additional procedures to	
remind families of the obligation to provide true and	
complete information in accordance with Chapter	
14. The HACFL will address any material	
discrepancies (i.e., unreported income or a	
substantial difference in reported income) that may	
arise later. The HACFL may, but is not required to,	
offer the family a repayment agreement in	
accordance with Chapter 16. If the family fails to	

	repay the excess subsidy, the HACFL will terminate	
	the family's assistance in accordance with the	
	policies in Chapter 12.	
TSP-16	TPS-IV.D. INCOME VERIFICATION AT	TPS-IV.D. INCOME VERIFICATION AT ADMISSION -
	ADMISSION - Recently Conducted Income	Recently Conducted Income Determinations
	Determinations	NONE
	The HACFL will accept income calculations and	
	verifications from third-party providers provided they	
	meet the criteria outlined above.	
	The family certification must be made in a format	
	acceptable to the HACFL and must be signed by all adult family members whose information or status is	
	being verified.	
	At the time of the family's annual reexamination the	
	HACFL must conduct the annual reexamination of	
	income as outlined at 24 CFR 982.516 and HACFL	
	policies in Chapter 11.	
TSP-17	TPS-IV.E. SOCIAL SECURITY NUMBER AND	TPS-IV.E. SOCIAL SECURITY NUMBER AND
	CITIZENSHIP STATUS VERIFICATION	CITIZENSHIP STATUS VERIFICATION NONE
	The HACFL will admit EHV applicants who are	
	unable to provide the required SSN or citizenship	
	documentation during the initial eligibility	
	determination. These individuals must provide the	
	required documentation in accordance with policies	
	in Chapter 7 within 180 days of admission. The	
	HACFL may provide an additional 60-day extension	
	based on evidence from the family or confirmation	
	from the CoC or other partnering agency that the	
	family has made a good-faith effort to obtain the documentation.	
	If the HACFL determines that an ineligible family	
	received assistance, the HACFL will take steps to	
	terminate that family from the program in	
	accordance with policies in Chapter 12.	
TSP-17	TPS-IV.F. AGE AND DISABILITY VERIFICATION	TPS-IV.F. AGE AND DISABILITY VERIFICATION
	The HACFL will accept self-certification of date of	NONE
	birth and disability status if a higher form of	
	verification is not immediately available. The	
	certification must be made in a format acceptable to	
	the HACFL and must be signed by the family	
	member whose information or status is being	
	verified. If self-certification is accepted, within 90	
	days of admission, the HACFL will verify the	
	information in EIV or through other third-party	
	verification if the information is not available in EIV.	
	The HACFL will note the family's file that self- certification was used as initial verification and	
	include an EIV printout or other third-party	
	verification confirming the applicant's date of birth	
	and/or disability status. If the PHA determines that	
	an ineligible family received assistance, the PHA will	
	take steps to terminate that family from the program	
	in accordance with policies in Chapter 12.	
TSP-19	TPS-IV.G. INCOME TARGETING	TPS-IV.G. INCOME TARGETING
	The HACFL will not include the admission of	NONE
	extremely low-income EHV families in its income	
	targeting numbers for the fiscal year in which these	
	families are admitted.	
TSP-20	TPS-V.A. INITIAL VOUCHER TERM	TPS-V.A. INITIAL VOUCHER TERM
	All EHVs will have an initial term of 120 calendar	NONE
	days. The family must submit a Request for	
	Tenancy Approval and proposed lease within the	

	120-day period unless the HACFL grants an	
	extension based on the extension policy outlines in	
	Chapter 5.	
TSP-21	TPS-V.B. HOUSING SEARCH ASSISTANCE	TPS-V.B. HOUSING SEARCH ASSISTANCE
	HACFL	NONE
	As identified in the MOU between the HACFL and	
	CoC, the following housing search assistance will be	
	provided to each EHV family:	
	The HACFL will: Conduct owner outreach in accordance with policies in Chapter 13	
	Provide directions to potential units as part of the	
	EHV briefing packet. Expedite the EHV leasing	
	process for the family to the extent practicable and	
	in accordance with policies in this chapter	
	At least every 30 days, conduct proactive check-ins	
	via email and telephone with families who are	
	searching with an EHV and remind them of their	
	voucher expiration date. Assign a dedicated landlord	
	liaison for EHV voucher families The CoC will:	
	Help families identify potentially available units	
	during their housing search, including physically	
	accessible units with features for family members	
	with disabilities, as well as units in low-poverty	
	neighborhoods.	
	Provide transportation assistance to potential units	
	Assist the family with the completion of rental	
TSP-21	applications and HACFL forms TPS-V.C. HQS PRE-INSPECTIONS	
13P-21	To expedite the leasing process, the HACFL may	
	pre-inspect available units that EHV families may be	
	interested in leasing to maintain a pool of eligible	
	units. If an EHV family selects a unit that passed a	
	HQS pre-inspection (without intervening occupancy)	
	within 45 days of the date of the Request for	
	Tenancy Approval, the unit may be approved	
	provided that it meets all other conditions under 24	
	CFR 982.305.	
	The family will be free to select his or her unit.	
	When a pre-inspected unit is not selected, the	
	HACFL will make every effort to fast-track the	
	inspection process, including adjusting the normal	
	inspection schedule for any required re-inspections.	
TSP-23	TPS-V.E. PORTABILITY - Family Briefing	TPS-V.E. PORTABILITY - Family Briefing
	In addition to following HACFL policy on briefings in	NONE
	Chapter 5, as part of the briefing packet for EHV families, the HACFL will include a written notice that	
	the HACFL will assist the family with moves under	
	portability.	
	For limited English proficient (LEP) applicants, the	
	HACFL will provide interpretation services in	
	accordance with the HACFL's LEP plan (See	
	Chapter 2).	
TSP-23	TPS-V.E. PORTABILITY - Coordination of	TPS-V.E. PORTABILITY - Coordination of Services
	Services	NONE
	For EHV families who are exercising portability,	
	when the HACFL contacts the receiving PHA in	
	accordance with Section 10-II.B. Preapproval	
	Contact with Receiving PHA, the HACFL will consult	
	and coordinate with the receiving PHA to ensure	
	there is no duplication of EHV services and	
	assistance, and ensure the receiving PHA is aware	
	of the maximum amount of services fee funding that	

	the HACFL may provide to the receiving PHA on behalf of the family.	
TSP-25	TPS-V.F. PAYMENT STANDARDS Payment Standard Schedule The HACFL will not establish a higher payment standard amount for EHVs. The HACFL will use the same payment standards for HCV and EHV.	TPS-V.F. PAYMENT STANDARDS Payment Standard Schedule NONE
TSP-25	TPS-V.F. PAYMENT STANDARDS Increases in Payment Standards The HACFL will not establish an alternative policy for increases in the payment standard. HACFL policy in Section 11-III.B. governing increases in payment standards will apply to EHV.	TPS-V.F. PAYMENT STANDARDS Increases in Payment Standards NONE

	Attachment 2		
Н	ACFL Admissions and Continued Occupancy	Policy ACOP – 2021 Revisions	
	Public Housing has been revised and has been formatte		
	ing the HACFL's ACOP to that of Nan McKay will make		
that HUD regula	ations are incorporated into the HACFL's ACOP timely a	and accurately.	
Chapter	Suggested New Policy	Current Policy	
2-14	2-III.B. ORAL INTERPRETATION	2-III.B. ORAL INTERPRETATION	
	The PHA will utilize a language line for telephone	The PHA will utilize a language line for telephone	
	interpreter services.	interpreter services.	
	When exercising the option to conduct remote	Where LEP persons desire, they will be permitted to	
	hearings, however, the PHA will coordinate with a	use, at their own expense, an	
	remote interpretation service which, when available,	interpreter of their own choosing, in place of or as a	
	uses video conferencing technology rather than voice-	supplement to the free language	
	only interpretation.	services offered by the PHA. The interpreter may be a	
	Where LEP persons desire, they will be permitted to	family member or friend.	
	use, at their own expense, an interpreter of their own choosing, in place of or as a supplement to the free	The PHA will analyze the various kinds of contacts it has with the public, to assess	
	language services offered by the PHA. The PHA, at	language needs and decide what reasonable steps	
	its discretion, may choose to use the language services	should be taken. "Reasonable steps"	
	even when LEP persons desire to use an interpreter of	may not be reasonable where the costs imposed	
	their choosing. The interpreter may be a family	substantially exceed the benefits.	
	member or friend. If the interpreter chosen by the	Where feasible and possible, according to its language	
	family is a minor, the PHA will not rely as on the	assistance plan (LAP), the PHA	
	minor to serve as the interpreter.	will train and hire bilingual staff to be available to act	
	The PHA will analyze the various kinds of contacts it	as interpreters and translators, will	
	has with the public, to assess language needs and	pool resources with other PHAs, and will standardize	
	decide what reasonable steps should be taken.	documents.	
	"Reasonable steps" may not be reasonable where the		
	costs imposed substantially exceed the benefits.		
	Where feasible and possible, according to its language		
	assistance plan (LAP), the PHA will train and hire		
	bilingual staff to be available to act as interpreters and		
	translators, will pool resources with other PHAs, and		
2 10	will standardize documents.		
3-18	3-II.E. EIV SYSTEM SEARCHES [Notice PIH	3-II.E. EIV SYSTEM SEARCHES [Notice PIH	
	2018-18; EIV FAQs; EIV System Training 9/30/20]	2018-18; EIV FAQs; EIV System Training 9/30/20]	
	Existing Tenant Search The PHA will contact the PHA or owner identified in	NONE	
	the report to confirm that the family has moved out of		
	the unit and obtain documentation of current tenancy		
	status, including a form HUD-50058 or 50059, as		
	applicable, showing an end of participation. The PHA		
	will only approve assistance contingent upon the		
	move-out from the currently occupied assisted unit.		
3-18	3-II.E. EIV SYSTEM SEARCHES [Notice PIH	3-II.E. EIV SYSTEM SEARCHES [Notice PIH	
	2018-18; EIV FAQs; EIV System Training 9/30/20]	2018-18; EIV FAQs; EIV System Training 9/30/20]	
	Debts Owed to PHAs and Terminations	Debts Owed to PHAs and Terminations	
	The PHA will require each adult household member	NONE	
	to sign the form HUD-52675 once at the eligibility		
	determination. Any new members added to the		
	household after admission will be required to sign the		
	form HUD-52675 prior to being added to the		
	household.		

	The PHA will search the Debts Owed to PHAs and Terminations module as part of the eligibility determination for new households and as part of the screening process for any household members added after the household is admitted to the program. If any information on debts or terminations is returned by the search, the PHA will determine if this information warrants a denial in accordance with the policies in Part III of this chapter.	
14-2	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Notice of Denial [24 CFR 960.208(a)] As applicable, the PHA's notice of denial will include information about required or requested remote informal hearings.	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Notice of Denial [24 CFR 960.208(a)] None
14-3	 14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Scheduling an Informal Hearing A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's notification of denial of admission. The PHA will schedule and send written notice of the informal hearing within 10 business days of the family's request. If the PHA informal hearing will be conducted remotely, at the time the notice is sent to the family, the family will be informed: Regarding the processes involved in a remote informal hearing; That the PHA will provide technical assistance prior to and during the informal hearing the informal hearing in needed; and That if the family or any individual witness has any technological, resource, or accessibility barriers preventing them from fully accessing the remote informal hearing the family may inform the PHA and the PHA will assist the family in either resolving the issues or allow the family to participate in an in-person informal hearing, as appropriate. 	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Scheduling an Informal Hearing A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's notification of denial of admission. The PHA will schedule and send written notice of the informal hearing within 10 business days of the family's request.
14-3	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Remote Informal Hearings Removed	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58] Remote Informal Hearings All PHA policies and processes for remote informal hearings will be conducted in accordance with due process requirements and compliance with HUD regulations. The PHA 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 PHA will conduct an informal hearing
		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
		hearing, or if the applicant believes an in-person
		informal hearing would create an undue
		health risk. The PHA will consider other reasonable
		requests for a remote informal
		hearing on a case-by-case basis.
14-4	14-I.B. INFORMAL HEARING PROCESS [24	14-I.B. INFORMAL HEARING PROCESS [24
	CFR 960.208(a) and PH Occ GB, p. 58] Remote	CFR 960.208(a) and PH Occ GB, p. 58] Remote
	Informal Hearings [Notice PIH 2020-32]	Informal Hearings [Notice PIH 2020-32]
	The PHA has the sole discretion to require	Added
	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 PHA will conduct an	
	informal hearing 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 hearing, or if the applicant believes	
	an in-person informal hearing would create	
	an undue health risk. The PHA will consider	
	other reasonable requests for a remote	
	informal hearing on a case-by-case basis.	
145		14 LD INFORMAL HEADING DROCESS [24
14-5	14-I.B. INFORMAL HEARING PROCESS [24 CEP 969 208(a) and PH Oca CP p 58]	14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58]
	CFR 960.208(a) and PH Occ GB, p. 58]	
	Conducting Remote Informal Hearings [Notice PIH 2020-32]	Conducting Remote Informal Hearings [Notice PIH 2020-32]
	The PHA will conduct remote informal hearings via a	The PHA will conduct remote informal hearings via
	video conferencing platform, when	telephone conferencing call-in or via
	available. If, after attempting to resolve any barriers,	videoconferencing. If the informal hearing will be
	applicants are unable to adequately	conducted
	access the video conferencing platform at any point,	via videoconferencing, the PHA will ensure that all
	or upon applicant request, the	applicants, applicant representatives,
	informal hearing will be conducted by telephone	PHA representatives, and the person conducting the
	conferencing call-in. If the family is	informal hearing can adequately
	unable to adequately access the telephone	access the platform (i.e., hear, be heard, see, and be
	conferencing call-in at any point, the remote	seen).
	informal hearing will be postponed, and an in-person	If any applicant, applicant representative, PHA
	alternative will be provided	representative, or person conducting the
	promptly within a reasonable time.	informal hearing is unable to effectively utilize the
	At least five business days prior to scheduling the	videoconferencing platform, the
	remote hearing, the PHA will provide	informal hearing will be conducted by telephone
	the family with login information and/or conferencing	conferencing call-in. Witness testimony
	call-in information and an	may be accepted via telephone call-in.

	electronic copy of all materials being presented via	Whether the informal hearing is to be conducted via
	first class mail and/or email. The	videoconferencing or telephone callin,
	notice will advise the family of technological	the PHA will provide all parties login information
	requirements for the hearing and request	and/or conferencing call-in
	the family notify the PHA of any known barriers. The	information before the informal hearing.
	PHA will resolve any barriers	
	using the guidance in Section 6 of Notice PIH 2020-	
	32, including offering the family the	
	opportunity to attend an in-person hearing.	
	If the informal hearing is to be conducted remotely,	
	the PHA will require the family to	
	provide any documents directly relevant to the	
	informal hearing at least 24 hours before	
	the scheduled hearing through the mail, via email, or	
	text. The PHA will scan and email	
	copies of these documents to the PHA representative	
	and to the person conducting the	
	informal hearing the same day.	
	Documents will be shared electronically whenever	
	possible.	
	The PHA will follow up the email with a phone call	
	and/or email to the applicant at least	
	one business day prior to the remote informal hearing	
	to ensure that the applicant	
	received all information and is comfortable accessing	
	the video conferencing or callin	
	platform.	
	The PHA will ensure that all electronic information	
	stored or transmitted with respect to	
	the informal hearing is secure, including protecting	
	personally identifiable information	
	(PII), and meets the requirements for accessibility for	
	persons with disabilities and	
	persons with LEP.	
14-10	14-II.A. HEARING AND APPEAL PROVISIONS	14-II.A. HEARING AND APPEAL PROVISIONS
14-10	FOR NONCITIZENS [24 CFR 5.514] Informal	FOR NONCITIZENS [24 CFR 5.514] Informal
	Hearing Procedures for Applicants [24 CFR	Hearing Procedures for Applicants [24 CFR
	5.514(f)] Evidence	5.514(f)] Evidence
	The family will be allowed to copy any documents	The family will be allowed to copy any documents
	related to the hearing at no cost to the family. The	related to the hearing at a cost of \$.25
	family must request discovery of PHA documents no	per page. The family must request discovery of PHA
	later than 12:00 p.m. on the business day prior to the	documents no later than 12:00 p.m. on the business
	hearing.	day prior to the hearing.
14-14	14-III.D. INFORMAL SETTLEMENT OF	14-III.D. INFORMAL SETTLEMENT OF
± 1 ± f	GRIEVANCE [24 CFR 966.54]	GRIEVANCE [24 CFR 966.54]
	The PHA will accept requests for an informal	The PHA will accept requests for an informal
	settlement of a grievance either orally or in	settlement of a grievance either orally or in
	writing (including emailed requests), to the PHA	writing (including emailed requests), to the PHA
	office within 10 business days of the	office within 10 business days of the
	grievable event. Within 10 business days of the	grievable event. Within 10 business days of receipt of
	the request the PHA will arrange a	the request the PHA will arrange a
	meeting with the tenant at a mutually agreeable time	meeting with the tenant at a mutually agreeable time
	and confirm such meeting in writing	and confirm such meeting in writing
	to the tenant.	to the tenant.
	The informal settlement may be conducted remotely	The informal settlement may be conducted remotely
1		as required by the PHA, or may be
	as required by the PHA, or may be	as required by the PHA or may be

	conducted remotely upon consideration of the request of the tenant. See 14-III.G for information on how and under what circumstances remote informal settlements may be conducted. If a tenant fails to attend the scheduled meeting without prior notice, the PHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family.	conducted remotely upon consideration of the request of the tenant. See 14-III.G for description of the PHA's definitions of remotely If a tenant fails to attend the scheduled meeting without prior notice, the PHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family.
14-15	14-III.E. PROCEDURES TO OBTAIN A HEARING Scheduling of Hearings [24 CFR 966.56(a)] Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the PHA. If the PHA hearing will be conducted remotely, at the time the notice is sent to the family, the family will be notified: Regarding the processes involved in a remote grievance hearing; That the PHA will provide technical assistance prior to and during the hearing, if needed; and That if the family or any individual witness has any technological, resource, or accessibility barriers, the family may inform the PHA and the PHA will assist the family in either resolving the issue or allow the family to participate in an inperson hearing, as appropriate.	 14-III.E. PROCEDURES TO OBTAIN A HEARING Scheduling of Hearings [24 CFR 966.56(a)] Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the PHA.
14-19	 14-III.G. REMOTE HEARINGS [Notice PIH 2020-32] Discovery of Documents Before the Remote Hearing If the hearing will be conducted remotely, the PHA will compile a hearing packet, consisting of all documents the PHA intends to produce at the hearing. The PHA will mail copies of the hearing packet to the tenant, the tenant's representatives, if any, and the hearing officer at least three days before the scheduled remote hearing. The original hearing packet will be in the possession of the PHA representative and retained by the PHA. If the hearing is to be conducted remotely, the PHA will require the resident to provide any documents directly relevant to the hearing at least 24 hours before the scheduled hearing through the mail, via email, or text. The PHA will scan and email copies of these documents to the hearing officer and the PHA representative the same day they are received. Documents will be shared electronically whenever possible. 	 14-III.G. REMOTE HEARINGS [Notice PIH 2020-32] Discovery of Documents Before the Remote Hearing If the hearing will be conducted remotely, the PHA will compile a hearing packet, consisting of all documents the PHA intends to produce at the hearing. The PHA will mail copies of the hearing packet to the tenant, the tenant's representatives, if any, and the hearing officer at least three days before the scheduled remote hearing. The original hearing packet will be in the possession of the PHA representative and retained by the PHA. If the hearing is to be conducted remotely, the PHA will require the resident to provide any documents directly relevant to the hearing at least 24 hours before the scheduled hearing. The PHA will scan and email copies of these documents to the hearing officer and the PHA representative the same day they are received. Documents will be shared electronically whenever possible.
14-21	14-III.G. REMOTE HEARINGS [Notice PIH 2020-32] Conducting Hearings Remotely The PHA will conduct remote grievance hearings via a video conferencing platform, when available. If, after attempting to resolve any barriers, participants	14-III.G. REMOTE HEARINGS [Notice PIH 2020-32] Conducting Hearings Remotely In conducting any hearing remotely, the PHA shall ensure due process and that all parties are able to have full access to the hearing. The PHA will conduct

	are unable to adequately access the video	remote hearings via telephone conferencing call-in or
	conferencing platform at any point, or upon request,	via videoconferencing. If the hearing will be
	the grievance hearing will be conducted by telephone	conducted via videoconferencing, the PHA will
	conferencing call-in. If the family is unable to	ensure that all tenants, tenant's representatives,
	adequately access the telephone conferencing call-in	advocates, witnesses, PHA representatives, and the
	at any point, the remote grievance hearing will be	hearing officer can adequately access the platform
	postponed, and an in-person alternative will be	(i.e., hear, be heard, see, and be seen). Witnesses may
	provided promptly within a reasonable time.	testify by telephone call-in. If any tenant, tenant
	At least five business days prior to scheduling the	representative, advocate, witness, PHA representative,
	remote hearing, the PHA will provide the family with	or the hearing officer is unable to effectively utilize
	login information and/or conferencing call-in	the videoconferencing platform, the hearing will be
	information and an electronic copy of all materials	conducted by telephone conferencing call-in.
	being presented via first class mail and/or email. The	Whether the hearing is to be conducted via
	notice will advise the family of technological	videoconferencing or telephone call-in, the
	requirements for the hearing and request the family	PHA will provide all parties login information and/or
	notify the PHA of any known barriers. The PHA will	telephone call-in information
	resolve any barriers using the guidance in Section 6 of	before the hearing.
	Notice PIH 2020-32, including offering the family the	
	opportunity to attend an in-person hearing.	
	The PHA will follow up with a phone call and/or	
	email to the family at least one business day prior to the remote grievance hearing to ensure that the family	
	received all information and is comfortable accessing	
	the video conferencing or call-in platform.	
	The PHA will ensure that all electronic information	
	stored or transmitted with respect to the grievance	
	hearing is secure, including protecting personally	
	identifiable information (PII), and meets the	
	requirements for accessibility for persons with	
	disabilities and persons with LEP.	
14-23	14-III.H. PROCEDURES GOVERNING THE	14-III.H. PROCEDURES GOVERNING THE
14-23	14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56]	HEARING [24 CFR 966.56]
14-23	14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)]	HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)]
14-23	14-III.H. PROCEDURES GOVERNING THEHEARING [24 CFR 966.56]Rights of Complainant [24 CFR 966.56(b)]The tenant will be allowed to copy any documents	HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents
14-23	 14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at no cost to the family. There 	HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. There
14-23	 14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at no cost to the family. There will be no charge for documents emailed by the PHA. 	HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. There will be no charge for documents emailed by the
14-23	 14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at no cost to the family. There will be no charge for documents emailed by the PHA. The family must request discovery of PHA documents 	HEARING [24 CFR 966.56] Rights of Complainant [24 CFR 966.56(b)] The tenant will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. There will be no charge for documents emailed by the PHA. The family must request discovery of PHA
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Real evidence: A tangible item relating directly to the	Real evidence: A tangible item relating directly to the
case.	case. Hearsay Evidence is evidence of a statement that
Hearsay Evidence is evidence based not on a witness'	was made other than by a witness while
personal knowledge. In and of itself, hearsay evidence	testifying at the hearing and that is offered to prove
carries no weight when making a finding of fact. The	the truth of the matter. Even though evidence,
hearing officer may include hearsay evidence when	including hearsay, is generally admissible, hearsay
considering their decision if it is corroborated	evidence alone cannot be used as the sole basis for the
by other evidence. Even though hearsay evidence is	hearing officer's decision. If the PHA fails to comply
generally admissible in a hearing, the hearing officer	with the discovery requirements (providing the tenant
will not base a hearing decision on hearsay alone	with the opportunity to examine PHA documents prior
unless there is clear probative value and credibility of	to the grievance hearing), the hearing officer will
the evidence, and the party seeking the change has	refuse to admit such evidence. Other than the failure
met the burden of proof. If the PHA fails to comply	of the PHA to comply with discovery requirements,
with the discovery requirements (providing the tenant	the hearing officer has the authority to overrule any
with the opportunity to examine PHA documents prior	objections to evidence
to the grievance hearing), the hearing officer will	
refuse to admit such evidence. Other than the failure	
of the PHA to comply with discovery requirements,	
the hearing officer has the authority to overrule any	
objections to evidence.	

Attachment 3

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE - FL010

ANNUAL PLAN 2022

SIGNIFICANT AMENDMENT/SUBSTAINTIAL 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 changed 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 tenant admissions policies for EHV's;
- Changes to organization of the waiting list (s) for EHV;
- Changes to Informal Hearing/Grievance Process

The HACFL certify 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 sue to HUD regulations, federal statutes, state or local law/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.

PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _5-Year (2020-2024) and \underline{X} Annual PHA Plan (Revision I) for the PHA fiscal year beginning 01/2022, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- 1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- 2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- 3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
- The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - 903.7a Housing Needs
- X 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- 903.7c Financial Resources
- X_903.7d Rent Determination Policies
- ____903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- X 903.7r Additional Information
 - ____A. Progress in meeting 5-year mission and goals
 - <u>XB.</u> Criteria for substantial deviation and significant amendments
 - ____C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
- 5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- 6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
- 8. For a PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
- 9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- 12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
- 15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
- 19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Fort LauderdaleFL010PHA NamePHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020 - 2024

X Annual PHA Plan for Fiscal Year 2022

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

Name of Authorized Official

Dan Lindblade

Signature Furtile

Board Chair Date

Title

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

I, <u>Chris Lagerbloom</u>	, the	City Manager	
Official's Name		Official's Title	

certify that the 5-Year PHA Plan for fiscal years ______ and/or Annual PHA Plan for fiscal year 2022 of the ______ Housing Authority of the City of Fort Lauderdale ______ is consistent with the PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Fort Lauderdale

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

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

The City's Consolidated Plan is a comprehensive strategy used to address housing, economic and community development needs throughout the City. The Housing Authority (PHA) plans to create additional affordable housing using Section 8 vouchers, Low-Income Housing Tax Credits, Bonds, etc. Additionally, as part of the PHA's plan, they will convert the remaining housing units, improving the quality of their housing. Providing affordable housing (home ownership or rental) for very-low, low and moderate income individuals/families is a major component of the City's Consolidated Plan. Additionally, by improving the quality of their housing units, it enhances the area.

The PHA Plan is consistent with the City of Fort Lauderdale 2020-2024 HUD Consolidated Plan.

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

Name of Executive Director: Tam A. English	Name of City Manager: Chris Lagerbloom
Signature and 08/2	Date Signature Collar Date 09.09.2

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

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

Page 1 of 1

form HUD-50077-SL (3/31/2024)



NOTICE OF PUBLIC FORUM

Annual Agency Plan - FY 2022

The Public Forum of The Housing Authority of the City of Fort Lauderdale (HACFL) will be held at 6:00 PM, Thursday, October 14, 2021, at the Sailboat Bend Apartments Community Room, 425 SW 4 Avenue, Fort Lauderdale, Florida 33315.

The Public Forum is open to all residents of the HACFL and the general public. This forum gives the opportunity to issue comments and/or recommendations on the Agency's Annual Plan for fiscal year 2022.

A copy of this plan is available for review at the Central Office located at 437 SW 4 Avenue, Fort Lauderdale, FL 33315, the Robert P. Kelley Building located at 500 W Sunrise Blvd. Ft. Lauderdale, FL 33311 and also at <u>www.hacfl.com</u>. The Plan will be posted for 45 days, beginning on August 25, 2021.

Public Notice Addendum

We hope to have this meeting in person, but due to the uncertainties around the coronavirus, we are also planning for a potential abbreviated virtual event on the same date if necessary. We are closely following the guidance of the Fort Lauderdale Mayor and the US Center for Disease Control (CDC) and will continue to update our clients on the format of events.

NOTE: Persons with disabilities needing a reasonable accommodation to effectively participate in the Public Forum should contact the Housing Authority at (954) 556- 4100, ext. 2105 or via email at hacfl-info@hacfl.com at least 5 days prior to the meeting.

Central Office: 437 Southwest 4th Avenue Fort Lauderdale, FL 33315 (954) 525-6444 Robert P. Kelley Building: 500 West Sunrise Boulevard Fort Lauderdale, FL 33311 (954) 556-4100