



**AGENDA FOR THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
437 SW 4 Avenue, Suite 101, Fort Lauderdale, FL 33315 (954) 556-4100**

Wednesday, October 9, 2024 - 5:00 PM

Call to Order

Roll Call

Approval of the October 9, 2024 Agenda

Approval of Minutes:

June 18th, 2024 Board Meeting Minutes

July 16th, 2024 Special Board Meeting Minutes

SECRETARY'S REPORT

1. Quarterly Operating Budgets

The quarterly operating budget will be presented to the board. The E.D. and Mike Tadros, CFO, will review the various areas of the housing programs for the following:

- Housing Choice Voucher Programs
- Public Housing Sunnyreach Acres
- Affordable
- Federal Apartments
- HEF Management

2. RESOLUTION 24-05

Approval of PHA Streamlined Annual Plan for FY 2025 & Five-Year Plan for Fiscal Years 2025-2029

Copies of the PHA Annual Plan for fiscal year 2025 & Five-Year Plan for Fiscal Years 2025-2029 were placed in site offices for review and copies of the Plan were also sent to the Commissioners prior to the Board meeting.

The public forum, as required, has been scheduled for 6:00 PM, Wednesday, October 9th, 2024, at the Sailboat Bend Apartments Community Room, 425 SW 4 Avenue, Fort Lauderdale, Florida 33315.

The E.D. will discuss the additions/changes to the Plans, respond to questions and recommend that the Board adopt Resolution 24-05, approving the PHA Annual Plan for fiscal year 2025 & Five-Year Plan for Fiscal Years 2025-2029 for submission to USHUD.

3. RESOLUTION 24-06

Approval of the Housing Choice Voucher (HCV) Program Administrative Manual Revisions

The HCV Administrative Manual was revised in accordance with HUD regulations and requirements and copies of the revised changes are included in the PHA plan.

The E.D. will review this item with the Board, respond to questions and recommend that the Board adopt Resolution 24-06 approving the revised HCV Administrative Manual.

4. RESOLUTION 24-07
Approval of the Admissions and Continued Occupancy Policy (ACOP) Revisions for the Public Housing Program.

The ACOP was reviewed and revised in accordance with HUD regulations and requirements and copies of the changes are included in the PHA plan.

The E.D. will review this item with the Board, respond to questions and recommend that the Board adopt Resolution 24-07 approving the revised ACOP for public housing.

5. RESOLUTION 24-08
Approving the 2025 Small Area Fair Market Rents (SAFMRs') Payment Standards for the Housing Choice Voucher (HCV) Program

Fair Market Rents (FMRs) are used to calculate payment standards for the Housing Choice Voucher (HCV) Program. Traditionally FMRs have been calculated for an entire metropolitan region however, the U.S. Department of Housing and Urban Development allows payment standards to be calculated using Small Area Fair Market Rents (SAFMRs). SAFMRs are based on U.S. Postal ZIP Codes to provide more localized rents.

The SAFMR has been completed and the Payment Standards lie within the acceptable range of 90-110% of the FMR. The Payment Standards are calculated by zip codes and placed into zones.

Attached is a copy of the 2025 SAFMR payment standards and the payment standard look-up table and zones. The E.D. and Mike Tadros will present this item for discussion and Board approval.

6. RESOLUTION 24-09
APPROVING PUBLIC HOUSING MAXIMUM RENTS AND UTILITY ALLOWANCES

The E.D. will review this item with the Board, respond to questions and recommend that the Board adopt Resolution 24-09 approving the Public Housing Maximum Rents and Utility Allowances.

7. Proposed 2025 Utility Allowances

The HACFL is proposing the attached utility allowances as a result of a utility allowance study performed. These requirements are based on HUD regulations found in 24 CFR 982.517 of the Federal Register Rules and Regulations and are based on tenant-paid utilities (except telephone).

The E.D. will review this item with the Board for approval.

8. Office Furniture Approval

9. HEFL Board

10. Development Updates

The E.D. will update the Board on the Agency's current and future redevelopment projects:

NEW BUSINESS

ADJOURNMENT