Public Housing Agency Plan
FY2020 Submission Documentation

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Revision 9/13/2019
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**Annual PHA Plan**

(Standard PHAs and Troubled PHAs)

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

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

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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

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

**Definitions.**

1. **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on **both** of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

2. **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

3. **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

4. **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

5. **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

6. **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

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**A. PHA Information.**

**A.1 PHA Name:** Housing Authority of the City of Tampa

**PHA Code:** FL003

**PHA Type:** ☑ Standard PHA  □ Troubled PHA

**PHA Plan for Fiscal Year Beginning:** (MM/YY): 10/2019

**PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):**

- Number of Public Housing (PH) Units: 662
- Number of Housing Choice Vouchers (HCVs): 10,235
- Total Combined Units/Vouchers: 10,897

**Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are encouraged to provide a copy of their PHA Plan. The approved PHA Plan is located at [http://www.tampa.gov/Departments/Real-Estate-Development/Library/PHA-PLAN.pdf](http://www.tampa.gov/Departments/Real-Estate-Development/Library/PHA-PLAN.pdf)

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

- [ ] Join PHA Plan

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**B. Annual Plan Elements**

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form HUD-50075-ST (12/2014)
B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N
☐ ☑ Statement of Housing Needs and Strategy for Addressing Housing Needs

Increase THA’s overall voucher allocation by 500.

Develop 300 homeownership opportunities through a combination of utilization of the Section 8 vouchers homeownership program, acquisition/development and sale program of single-family homes, and through other center for affordable homeownership efforts.

Add 300 unsubsidized rental units through acquisition, development and or public private partnerships.

Identify funding and develop a redevelopment plan for North Boulevard/Mary Bethune and Robles Park which integrates market supportive commercial, retail and other economic development activities.

Complete the build out at Encore to achieve the sale of lots for market rate uses, and full implementation of the Choice Neighborhood Grant activities.

Secure funding to complete the final mixed income building (Lot 8) at Encore.

Continue deployment of strategy for project-based tenant-based vouchers to capacity of the program as a tool to assist with future development activities.

Explore repositioning strategies for THA scattered sites communities to lesson dependency on public housing subsidy while assuring long term availability as affordable housing.

Pursue strategies including development, acquisition, and public private partnerships to add 250 additional housing units for the homeless and other special needs populations.

Grow owner participation in the Housing Choice Voucher by 1000 new landlords.

Grow participation in low-poverty and low-concentration areas by 500 landlords.

Continue strategy to develop, acquire, and support the development of affordable housing through self-development activities or through partnerships with public and private parties.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

• Employ effective maintenance and management policies to minimize the number of public housing units off-line
• Reduce turnover time for vacated public housing units
• Reduce time to renovate public housing units
• Seek replacement of public housing units lost to the inventory through mixed finance development
• Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
• Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
• Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
• Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
• Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
• Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

• Employ admissions preferences aimed at families with economic hardships
• Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

• Employ admissions preferences aimed at families who are working
• Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

• Seek designation of public housing for the elderly
• Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

• Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
• Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs
Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing
- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- The Housing Authority of the City of Tampa, Hillsborough County and the City of Tampa have entered into an agreement to conduct a joint assessment of fair housing to develop strategies to reduce barriers to affirmatively further fair housing.

(2) Reasons for Selecting Strategies
Influenced the FHA's selection of the strategies it will pursue:
- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Public Housing - Eligibility verify
The PHA verify eligibility for admission to public housing when families are within a certain time of being offered a unit: 120 days
- The FHA use criminal or drug-related activity to establish eligibility for admission to public housing.
- The PHA request criminal records from local law enforcement agencies for screening purposes.
- The PHA does request criminal records from State law enforcement agencies for screening purposes.
- The FHA does not access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

Reference
An excerpt of the Housing Authority of the City of Tampa's Admissions & Continued Occupancy Statement of Policies and Objectives for the Public Housing Program, is included as an Attachment F and includes the references to screening procedures as it relates to criminal activity.

Selection and Admissions Policies:
Income targeting:
- The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

Transfer policies:
Transfers take precedence over new admissions in the event of:
- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Under a HUD Approved Relocation Plan

Preferences:
- The PHA established preferences for admission to public housing

Former Federal preferences:
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences:
- Working families and those unable to work because of age or disability
- Those enrolled currently in educational, training, or upward mobility programs
- The PHA applies preferences within income tiers

If the FHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
Substandard housing
- Homelessness
- High rent burden

Assignment:
- Applicants ordinarily are given three or more choices before they fall to the bottom of or are removed from the waiting list.
- The policy is consistent across all waiting list types.

Deconcentration
- The PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate no need for measures to promote deconcentration of poverty or income mixing?
- The PHA has adopted changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.

The change(s) was the adoption of site-based waiting lists for all sites.

Deconcentration and Income Mixing Solar Garden
- The PHA does not have any general occupancy (family) public housing developments covered by the deconcentration rule.

Waiting List Organization
- The PHA plan uses Site-based waiting lists to organize its public housing waiting list.
- Interested persons may apply for admission to public housing at the Tampa Housing Authority Website: www.thafl.com
- The PHA plans to operate 5 site-based waiting lists in the coming year:
  - Oaks at Riverview, Belmont Heights Estates, Gardens at South Bay, and Cedar Pointe, the Tempo at Encore. The site-based waiting lists for North Boulevard Homes and Mary Bethune High Rise were closed on January 1, 2015 due to redevelopment.

The Tempo at Encore is one new PHA site-based waiting list new for the upcoming year (that is, they are not part of a previously-HUD-approved site-based waiting list plan)

Up to 5 families be on more than one list simultaneously

Interested persons may obtain more information about and sign up to be on the site-based waiting lists at:
  1. The PHA main administrative office
  2. Management offices at developments with site-based waiting lists

Section 8 - Eligibility
- The extent of screening conducted by the PHA is to detect criminal or drug related activity only, required by law or regulation.
- The PHA does request criminal records from local law enforcement agencies for screening purposes.
- The PHA does not request criminal records from State Law Enforcement agencies for screening purposes.
- The PHA does not access FBI criminal records from the FBI for screening purposes (either directly or through an NCIC-authorized source).
- The PHA will share with prospective landlords: previous owner.

Reference
For a free PDF download or view of the Admin Plan - Denial or Termination of Assistance Policy, visit http://www.thafl.com/Documents/Assisted-Housing/Admin-Plan.aspx

Selection and Admissions Policies
Income Targeting
- The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program families at or below 30% of median area income.

Preferences
- The PHA has established preferences for admission to Section 8 tenant-based
- Former Federal preferences (The PHA plan to employ in the coming year, the following)
  - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
  - Victims of domestic violence
  - Homelessness
- Other preferences
  - Working families and those unable to work because of age or disability
  - Residents who work
  - Those enrolled currently in educational, training, or upward mobility programs
  - Displacement due to natural disaster(s)
  - Resident of public housing having children less than 7 years of age with EBL of 10+ micrograms/dl
  - Chronically homeless families

If the PHA will rephase admissions preferences, please prioritize by placing a 1 in the space that represents your first priority. A 2 in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you use 1 more than once, 2 more than once, etc.

- Victims of domestic violence
- Homelessness
- Chronically homeless families
Among applicants on the waiting list with equal preference status, applicants are selected by:
- Date and time of application – Project Based
- Drawing (lottery) or other random choice technique – HCV

**Deconcentration**
The PHA encourages the use of tenant-based vouchers for families to locate in neighborhoods that will improve the life opportunities of family members.
- Access to good services.
- Access to high performing schools.
- Presence of adults who can serve as role models for acceptable behavior.
- Informal networks through which to gain access to services and employment.
- Low levels of crime and violence.
- Physical access to jobs.

**Waiting List Organization**
There was no merge of program wait-lists of Section 8 tenant-based assistance.

### Financial Resources:

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned Sources and Uses (reference date is 2020)</th>
<th>Planned Uses</th>
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<tbody>
<tr>
<td>1. Federal Grants (FY 2019 grants)</td>
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<tr>
<td>a) Public Housing Operating Fund (includes Energy Performance Contract)</td>
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<td>Operating Fund Subsidy</td>
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<td>b) Public Housing Capital Fund</td>
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<td>Replacement Reserve (Current Year Only)</td>
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<td>c) Annual Contributions for Section 8 Tenant-Based Assistance</td>
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<td>d) Youth Build – DOL</td>
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<td>Village Link U3</td>
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**TOTAL RESOURCES**

104,609,960.00

☑️ Rent Determination.

**Public Housing**

**Income Based Rent Policies**

Use of discretionary policies:
- The PHA employs discretionary policies for determining income-based rent.

**Minimum Rent:**
- $26-$50
The PHA has adopted the discretionary minimum rent hardship exemption policies:
- Loss of employment
- Awaiting SSI
- Death in the family
- Loss of benefits, but the resident is cooperating with welfare agencies

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

The PHA plan to employ discretionary (optional) deductions and/or exclusion policies:
- For the earned income of a previously unemployed household member
- For increases in earned income
- For household heads
- For other family members
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

There are no ceiling rents.

Anytime the family experiences an income increase between income reexaminations, tenants must report changes in income or family composition to the PHA. Such that, changes may result in an adjustment to rent.

The PHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year.

**Flat Rents**

In setting the market-based flat rents, the PHA uses sources of information to establish comparability:
- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Rental comparability study

**Section 8 Tenant-Based Assistance**

**Payment Standards**
- Above 100% but at or below 110% of FMR – Small area FMR

If the payment standard is higher than FMR, the PHA has chosen the levels:
- FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- Reflects market or submarket
- To increase housing options for families

Payment standards are reevaluated for adequacy annually.

The PHA will consider the following factors in its assessment of the adequacy of its payment standard:
- Success rates of assisted families
- Rent burdens of assisted families
- Leasing of units in low poverty areas

**Minimum Rent**

The amount that best reflects the PHA’s minimum rent is $26-$50

The PHA has adopted discretionary minimum rent hardship exemption policies:
- Loss of employment
- Awaiting SSI
- If eviction is eminent; death in the family; loss of benefits, but the resident is cooperating with welfare agencies.

**Housing Needs**

[24 CFR Part 903.7 9 (a)]

Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list(s). Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may not provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their options.

**Housing Needs of Families on the Waiting List**

**Waiting list type: (select one)**
- X Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:
The Spring of Tampa Bay, Inc. – Peace In Action Program

The Peace in Action program offers services to children ages 10-17 years old that have witnessed, experienced, and/or participated in domestic violence. The peace in Action Program is a psycho-educational program proposing to reduce crime, school disciplinary referrals and violence.

- Initial Assessment/Orientation
- Individual and Group Sessions
- Educational Workshops
- Family Counseling
- Anger Management Training

The Spring of Tampa Bay offers a Safety Plan that assists families with securing a safe haven from hurt, harm and danger. Services are case managed to help adults file criminal charges, file injunctions for protection, and coordination of other supportive services.

Bay Area Legal Services (BALS)

The BALS assist families with escaping domestic situations where violence (Physical, verbal or sexual), power and control by an abusive partner is a threat to the family physical and emotional health and safety.

- Legal Services (Court Filings)
- Family Counseling
- Childcare
- Transportation
- Healthcare
- Housing Assistance

THA Advocacy for Maintaining Housing or Relocation

The Tampa Housing Authority advocates for residents involved in domestic violence situations by coordinating case management services that enhance victim safety in conjunction with community providers. Case management services are coordinated in a manner to address the levels of care for maintaining housing and/or other relocation efforts, as needed to other housing developments. Referrals are coordinated with community providers that offer services to adults and children involved in domestic violence situations.

Safety and Crime Prevention

Need for measures to ensure the safety of public housing residents:

- High incidence of violent and/or drug-related crime in some or all of the PHA’s developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA’s developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Crime prevention tools: I was able to get the Hillsborough County Sheriff Office to install 2 of their Eye in the sky cameras, and a shot spotter system in our Cedar Point community. I was also able to get them to install 2 Eye in the Sky cameras at our Moses White/Seminole communities. The cameras are monitored 24/7 and the shot spotter system helps them triangulate gun fire in and around the area within seconds and identifies what type of gunshot is being fired. This allows the road patrols to respond to the scene faster and in most times before anyone has reported shots being fired through the 911 office. The Tampa Police Department have put 2 of their Eye in the Sky cameras and around Robles Park neighborhood. This allows them to monitor activity 24/7 and dispatch road crews when and where needed.

Information and/or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Resident reports
- PHA Employee Reports
- Police reports

Developments most affected:

- Robles Park
- Northern Scattered Sites
- Moses White
- J. L. Young Apartments & Annex
- Southern Scattered Sites
- Seminole Heights

Crime prevention activities conducted or to be conducted by PHA:

- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- C. Blythe Andrews Crime and Drug Prevention activities.
- C. Blythe Andrews Crime and Drug Prevention activities.
- Implementation of the Tampa Police Department and Hillsborough County Sheriff Office Crime Free Multi Housing Program at all our properties. The Crime Free Multi Housing Program is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. The program consists of three phases that must be completed under the supervision of the local police or
Sheriff department. The benefits of the program have shown reduced police calls for service, a more stable resident base, and reduced exposure to civil liability.

- Implementation of Tampa Housing Authority Safety Patrols. Safety patrols are conducted both on foot and in a vehicle. Safety patrols occur throughout THA communities during both traditional and non-traditional business hours including weekends and holidays. The safety patrols are designed to help reduce crime by interacting with the community, building a trusting relationship with our residents and reporting any suspicious or criminal activity to the Tampa Police Department in real time.

- The implementation of our Calls for Service Safety Program has given us the ability to identify and address safety issues that affect our families prior to it escalating into a criminal situation. This program has allowed us to determine possible ongoing domestic violence issues, VOWA issues, and other issues of concern that normally would have gone unreported and if left unattended could have resulted in someone getting hurt, injured, or killed. This program has shown to have reduce crime in some of our communities by as much as 32%.

Developments most affected:
- All THA Public Housing Developments

Coordination between PHA and the police
- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below):
  - Partner with Tampa Police Department to conduct routine patrol of the THA developments and trespass non-residents from properties.

The Tampa Police Department is one of our major partners in the planning enhancement and implementation of the Byrne Criminal Justice Innovation Grant (BCJI).

Implementation of the Tampa Housing Authority Safety Patrols which are designed to observe and report any criminal activity to the Tampa Police throughout all of our properties.

Developments most affected:
- C. Blythe Andrews
- Robles Park Village
- Mossie White
- Seminole
- Northern Scattered Sites
- Southern Scattered Sites
- JL Young

** Pet Policy: Attachment G**

The full Tampa Housing Authority (THA) Pet Policy is contained in Section 8(E) of the Admissions and Continued Occupancy Policy which is a PHA Plan Supporting Document. The Pet Policy contains the criteria and standards pertaining to the keeping of pets on THA properties. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all its residents, while effectively protecting and preserving the physical condition of THA's property, and the financial interest of the Authority.

Key provisions of the Pet Policy are summarized as follows:
All pets must be registered and approved by THA prior to being brought on site. Residents must submit a written request to the property manager who will grant approval based on conformance with guidelines regarding pet type, health, size and number. Alternative caregivers must be identified should resident become unable to provide care. If approved, a pet agreement will be executed and renewable at annual re-certification.

** Asset Management.**

The PHA is engaged in activities that contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan.

Types of asset management activities the PHA undertake:
- Private management
- Development-based accounting
- Comprehensive stock assessment

The PHA has not included descriptions of asset management activities in the optional Public Housing Asset Management Table.

** Substantial Deviation.**

Definition of "Substantial Deviation" and "Significant Amendment or Modification" [24 CFR Part 90.7(c)]

Non-statutory changes to the admissions preference system or organization of the waiting list:
- Additions of non-emergency work items over a cumulative cost of $100,000 for the current fiscal year (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Any additions regarding demolition, disposition, designation, homeownership programs or conversion activities.
- Other: Incorporating US Departments of Housing and Urban Developments prohibition on smoking in Public Housing
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? 

$\blacksquare$ Yes $\times$ No

The Housing Authority doesn't have any HOPE VI project at this time. Meanwhile, the authority had two HCPE VI awards that have been completed.

$\blacksquare$ Mixed Finance Modernization or Development.

Ongoing redevelopment of Central Park Village – Encore development. The Tempo at Encore, a 203-unit, multifamily development was completed early 2019. The Job Training Facility under the CNI grant as a Critical Community Improvement and it is fully designed, ready for construction. The overall build out for Encore development is still ongoing. As part of the overall build out, THA has a pending contract agreement on the commercial pads – Office Building/Condo, and Hotel. Meanwhile, we have completed several of the retail components such as Latin Cafe – Fiedel's, Tampeño Cuisine, Barber Shop, and the Early Childhood Education Center have already opened. The Medical Clinic and The Tempo were completed in 2019. Lot 9 is now closed, acquired by Transwestern to construct 391 market rate units with structured parking. Lot 11 is pending with Legacy Development Team. Both the Urban Farm and Training Center are under construction. The North Boulevard/Mary Bethune redevelopment is part of the West River project. Related Group and Banc CDC are the developers in partnership with THA for the construction of 160 units, mixed-use, senior housing development to be located on T-1 of the master plan. The multifamily phase of the redevelopment effort is located on Lot T3, established as T3A (Tower 1 - 119 units), T3B (Tower 3 - 133 units), T3C (Tower 2 - 119 units) and T3D (Tower 4 - 108 plus 32 Townhome units for a total of 134 units). The multifamily phases as delineated are funded with phase T3A, Tower 1 finally closed and ready for construction by January 2020. The rest of the phase will proceed subsequently. This has two structured garage within. The 4 multifamily development are set in three phases. Phase 1 is programmed for 112 units, pending funding awards within the next two weeks. Phase 2 is 107 units with funding application submitted in December 2019. Phase 3 is 119 units, in funding pursuit.

Tampa Housing Authority has started the redevelopment of Cedar Phase 2, two-three story buildings, 24 units, scheduled to be completed by Winter of 2018.

$\blacksquare$ Demolition and Disposition

The demolition of North Boulevard Homes Phase 1 A, consisting of 19 buildings, 184 units and the THA old administrative office is complete. A modification of Phase 1 B, consisting of 9 buildings, 88 units, leasing office/daycare building is complete. Phase 2, consisting of 44 buildings, 398 units is scheduled for completion by December 31, 2018.

$\blacksquare$ Designated Housing for Elderly and/or Disabled Families.

Designated Housing for Elderly and Disabled Families,

(24 CFR Part 903.79 (i))

Exemptions from Component 9, Section 8 only PHAs are not required to complete this section.

1. Yes $\blacksquare$ No:

Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “Yes”, complete one activity description for each development, unless the PHA is able to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 10.)

Activity

Description Yes $\blacksquare$ No:

Activity Description table below:

<table>
<thead>
<tr>
<th>Designation of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: J. L. Young Apartments and Annex</td>
</tr>
<tr>
<td>1b. Development (project) number: FL-29P063012 &amp; FL-29P063028</td>
</tr>
<tr>
<td>2. Designation type:</td>
</tr>
<tr>
<td>Occupancy by only the elderly $\blacksquare$</td>
</tr>
<tr>
<td>Occupancy by families with disabilities $\blacksquare$</td>
</tr>
<tr>
<td>Occupancy by only elderly families and families with disabilities $\blacksquare$</td>
</tr>
<tr>
<td>3. Application status (select one)</td>
</tr>
</tbody>
</table>

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Completed

c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment A
Approved; included in the PHA’s Designation Plan ☒
Submitted, pending approval ☐
Planned application ☐

4. Date this designation approved, submitted, or planned for submission (09/01/93)

5. If approved, will this designation constitute a (select one)
   ☒ New Designation Plan
   ☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 450
7. Coverage of action (select one)
   ☐ Part of the development
   ☒ Total development

Designation of Public Housing Activity Description

1a. Development name: Belmont Heights Estates (formerly Ponce de Leon Courts and College Hill Homes)
1b. Development (project) number: FL29P003-034 (Phase I)

2. Designation type
   Occupancy by only the elderly ☒ (74 units only)
   Occupancy by families with disabilities ☐
   Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
   Approved; included in the PHA’s Designation Plan ☒
   Submitted, pending approval ☐
   Planned application ☐

4. Date this designation approved, submitted, or planned for submission (09/01/02)

5. If approved, will this designation constitute a (select one)
   ☒ New Designation Plan
   ☐ Revision of a previously approved Designation Plan?

6. Number of units affected: 74 units
7. Coverage of action (select one)
   ☒ Part of the development
   ☐ Total development

Designation of Public Housing Activity Description

1a. Development name: Osals at Riverview (formerly Riverview Terrace and Tom Dyer Homes)
1b. Development (project) number: FL29P003-039

2. Designation type
   Occupancy by only the elderly ☒
   Occupancy by families with disabilities ☐
   Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
   Approved; included in the PHA’s Designation Plan ☒
   Submitted, pending approval ☐
   Planned application ☐

4. Date this designation approved, submitted, or planned for submission (09/04/03)

5. If approved, will this designation constitute a (select one)
   ☒ New Designation Plan
   ☐ Revision of a previously approved Designation Plan?

6. Number of units affected: 76 units
7. Coverage of action (select one)
   ☒ Part of the development
   ☐ Total development

Designation of Public Housing Activity Description

1a. Development name: The Elia at Encore (On a portion of land formally known as Central Park Village)
1b. Development (project) number: FL29P003000042

2. Designation type
   Occupancy by only the elderly ☒
   Occupancy by families with disabilities ☐
   Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
   Approved; included in the PHA’s Designation Plan ☒
   Submitted, pending approval ☐
   Planned application ☐

4. Date this designation approved, submitted, or planned for submission (12/31/12)

5. If approved, will this designation constitute a (select one)
   ☒ New Designation Plan
   ☐ Revision of a previously approved Designation Plan?

6. Number of units affected: 32 units

form HUD-50075-ST (12/2014)
7. Coverage of action (select one)
   ☑ Part of the development (in conjunction with planned mixed finance redevelopment)
   ☐ Total development

**Designation of Public Housing Activity Description**

1a. Development name: The Reed at Encore (On a portion of land formally known as Central Park Village)

1b. Development (project) number: FL199003000000045

2. Designation type:
   - Occupancy by only the elderly ☑
   - Occupancy by families with disabilities ☐
   - Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
   - Approved, included in the PHA's Designation Plan ☑
   - Submitted, pending approval ☐
   - Planned application ☐

4. Date this designation approved, submitted, or planned for submission: (12/31/12)

5. If approved, will this designation constitute a (select one)
   - ☑ New Designation Plan
   - ☐ Revision of a previously approved Designation Plan?

5. Number of units affected: 14 units

7. Coverage of action (select one)
   - ☑ Part of the development (in conjunction with planned mixed finance redevelopment)
   - ☐ Total development

☐ ☐ Conversion of Public Housing to Tenant-Based Assistance

**Conversion of Public Housing**

24 CFR Part 903.7 9 (i)

Exemptions from Component 10, Section 8 only PHAs are not required to complete this section.

With respect to public housing owned by a PHA:

i. A description of any building or buildings (including project number and unit count) the PHA required to convert to tenant-based assistance or that the public housing agency plans to voluntary convert
   * See activity description table below.

ii. An analysis of the projects or buildings required to be converted.

iii. A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.
   * The Housing Authority Board of Commissioners approved resolution number 2015-3976 to submit final applications to the U.S. Department of Housing and Urban Development for the right to participate in the federal rental assistance demonstration program (RAD). The rental assistance demonstration program allows housing authorities to convert low-income public housing properties into long-term Section 8 property-based units

a. How many of the PHA’s developments are subject to the Required Initial Assessments? All. The Tampa Housing Authority received a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) from the U.S. Department of HUD on March 17, 2015 for 16 properties.

b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? None

c. How many Assessments were conducted for the PHA’s covered developments? All

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: All PHA developments were submitted as part of RAD conversion

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Completed for all public housing properties with the exception of North Boulevard Homes Phase and Mary Bethune High Rise.

**Activity Description table below:**

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: Squire Villa</td>
</tr>
<tr>
<td>1b. Development (project) number: FL0030000005</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>☐ Assessment underway</td>
</tr>
<tr>
<td>☐ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>☑ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>☐ Other (explain below) Completed</td>
</tr>
<tr>
<td>3. ☑ Yes ☐ No Is a Conversion Plan required? (If yes, go to block 4, if no, go to block 5.)</td>
</tr>
<tr>
<td>4. Status of Conversion Plan (select the statement that best describes the current status)</td>
</tr>
<tr>
<td>----------------------------------</td>
</tr>
<tr>
<td>☐ Conversion Plan in development</td>
</tr>
<tr>
<td>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>☐ Conversion Plan approved by HUD on: 09/29/2016</td>
</tr>
<tr>
<td>✕ Activities pursuant to HUD-approved RAD Conversion Plan Completed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: vacancy rates are less than 10 percent</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: site now has less than 300 units</td>
</tr>
<tr>
<td>✕ Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015. Squire Villa has converted to RAD in Group 1 with an actual closing date of September 29, 2016.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1. Development name:</th>
<th>Azzarelli Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number:</td>
<td>FL003000017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. What is the status of the required assessment?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Assessment underway</td>
</tr>
<tr>
<td>☐ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>☐ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>✕ Other (explain below) Completed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>4. Status of Conversion Plan (select the statement that best describes the current status) N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Conversion Plan in development</td>
</tr>
<tr>
<td>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>✕ Activities pursuant to HUD-approved RAD Conversion Plan are completed.</td>
</tr>
</tbody>
</table>

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<tr>
<td>☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: vacancy rates are less than 10 percent</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: site now has less than 300 units</td>
</tr>
<tr>
<td>✕ Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015. Azzarelli Apartments has converted to RAD in Group 1 with an actual closing date of September 29, 2016.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1. Development name:</th>
<th>The Azeele Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number:</td>
<td>FL003000025C</td>
</tr>
</tbody>
</table>

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<tr>
<th>2. What is the status of the required assessment?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Assessment underway</td>
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<tr>
<td>☐ Assessment results submitted to HUD</td>
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<td>☐ Assessment results approved by HUD (if marked, proceed to next question)</td>
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<tr>
<th>3. Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</th>
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<tr>
<th>4. Status of Conversion Plan (select the statement that best describes the current status) N/A</th>
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<td>☐ Conversion Plan in development</td>
</tr>
<tr>
<td>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
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<tr>
<td>✕ Activities pursuant to HUD-approved RAD Conversion Plan is completed.</td>
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</tbody>
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<th>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</th>
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<tr>
<td>☐ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
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<tr>
<td>☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: vacancy rates are less than 10 percent</td>
</tr>
<tr>
<td>☐ Requirements no longer applicable: site now has less than 300 units</td>
</tr>
<tr>
<td>✕ Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015. Azeele Apartments has converted to RAD in Group 1 with an actual closing date of September 28, 2016.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1. Development name:</th>
<th>So Ho Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number:</td>
<td>FL003000025A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. What is the status of the required assessment?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Assessment underway</td>
</tr>
<tr>
<td>☐ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>☐ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>✕ Other (explain below) Completed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>4. Status of Conversion Plan (select the statement that best describes the current status) N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Conversion Plan in development</td>
</tr>
<tr>
<td>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>✕ Activities pursuant to HUD-approved RAD Conversion Plan are completed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</th>
</tr>
</thead>
</table>
### Conversion of Public Housing Activity Description

1a. Development name: **St. Louis/St. Conrad**
1b. Development (project) number: **FL003000025B**

2. What is the status of the required assessment?
   - ☐ Assessment underway
   - ☐ Assessment results submitted to HUD
   - ☐ Assessment results approved by HUD (if marked, proceed to next question)
   - ☒ Other (explain below) Completed

3. ☒ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - ☐ Conversion Plan in development
   - ☐ Conversion Plan submitted to HUD on (DD/MM/YYYY)
   - ☐ Conversion Plan approved by HUD on (DD/MM/YYYY)
   - ☒ Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - ☐ Units addressed in a pending or approved demolition application (date submitted or approved)
   - ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - ☐ Requirements no longer applicable; vacancy rates are less than 10 percent
   - ☒ Requirements no longer applicable; site now has less than 300 units

Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015. So Ho Apartments has converted to RAD in Group 1 with an actual closing date of September 28, 2016.

---

**Conversion of Public Housing Activity Description**

1a. Development name: **Shimberg Estates**
1b. Development (project) number: **FL003000026B**

2. What is the status of the required assessment?
   - ☐ Assessment underway
   - ☐ Assessment results submitted to HUD
   - ☐ Assessment results approved by HUD (if marked, proceed to next question)
   - ☒ Other (explain below) Completed

3. ☒ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - ☐ Conversion Plan in development
   - ☐ Conversion Plan submitted to HUD on (DD/MM/YYYY)
   - ☐ Conversion Plan approved by HUD on (DD/MM/YYYY)
   - ☒ Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - ☐ Units addressed in a pending or approved demolition application (date submitted or approved)
   - ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - ☐ Requirements no longer applicable; vacancy rates are less than 10 percent
   - ☒ Requirements no longer applicable; site now has less than 300 units

Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015. Shimberg Estates has converted to RAD in Group 1 with an actual closing date of September 29, 2016.

---

**Conversion of Public Housing Activity Description**

1a. Development name: **Moses White Estates**
1b. Development (project) number: **FL003000041**

2. What is the status of the required assessment?
   - ☐ Assessment underway
   - ☐ Assessment results submitted to HUD
   - ☐ Assessment results approved by HUD (if marked, proceed to next question)
   - ☒ Other (explain below) Completed

3. ☒ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - ☐ Conversion Plan in development
   - ☐ Conversion Plan submitted to HUD on (DD/MM/YYYY)
   - ☐ Conversion Plan approved by HUD on (DD/MM/YYYY)
   - ☒ Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - ☐ Units addressed in a pending or approved demolition application (date submitted or approved)
   - ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - ☐ Requirements no longer applicable; vacancy rates are less than 10 percent
   - ☒ Requirements no longer applicable; site now has less than 300 units

Other: (describe below) Moses White Estates has converted to RAD in Group 1 with an actual closing date of September 28, 2016.
<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: Bay Cei Apartments</td>
</tr>
<tr>
<td>1b. Development (project) number: FL003000125</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>◯ Assessment underway</td>
</tr>
<tr>
<td>◯ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>○ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>○ Other (explain below): Completed</td>
</tr>
<tr>
<td>3. ☑ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td>
</tr>
<tr>
<td>4. Status of Conversion Plan (select the statement that best describes the current status): N/A</td>
</tr>
<tr>
<td>◯ Conversion Plan in development</td>
</tr>
<tr>
<td>◯ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Activities pursuant to HUD-approved RAD Conversion Plan are completed.</td>
</tr>
<tr>
<td>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</td>
</tr>
<tr>
<td>◯ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>◯ Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015 Bay Cei Apartments has converted to RAD in Group 1, with a target closing date of September 28, 2016.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: Gardens at South Bay</td>
</tr>
<tr>
<td>1b. Development (project) number: FL00300039</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>◯ Assessment underway</td>
</tr>
<tr>
<td>◯ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>○ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>◯ Other (explain below): Completed</td>
</tr>
<tr>
<td>3. ☑ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td>
</tr>
<tr>
<td>4. Status of Conversion Plan (select the statement that best describes the current status): N/A</td>
</tr>
<tr>
<td>◯ Conversion Plan in development</td>
</tr>
<tr>
<td>◯ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Activities pursuant to HUD-approved RAD Conversion Plan underway</td>
</tr>
<tr>
<td>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</td>
</tr>
<tr>
<td>◯ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>◯ Other: (describe below) The Gardens at South Bay is proposed to convert to RAD December 2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: Cedar Pointe</td>
</tr>
<tr>
<td>1b. Development (project) number: FL003000044</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>◯ Assessment underway</td>
</tr>
<tr>
<td>◯ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>○ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>◯ Other (explain below): Completed</td>
</tr>
<tr>
<td>3. ☑ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td>
</tr>
<tr>
<td>4. Status of Conversion Plan (select the statement that best describes the current status): N/A</td>
</tr>
<tr>
<td>◯ Conversion Plan in development</td>
</tr>
<tr>
<td>◯ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>◯ Activities pursuant to HUD-approved RAD Conversion Plan underway</td>
</tr>
<tr>
<td>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</td>
</tr>
<tr>
<td>◯ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>◯ Other: (describe below) Cedar Pointe is proposed to convert to RAD in June 2019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name: Trio at Encore</td>
</tr>
<tr>
<td>1b. Development (project) number: FL003000041</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>◯ Assessment underway</td>
</tr>
<tr>
<td>◯ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>◯ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>◯ Other (explain below): Completed</td>
</tr>
</tbody>
</table>

form HUD-5075-ST (12/2014)
7. Coverage of action (select one)
- Part of the development (in conjunction with planned mixed finance redevelopment)
- Total development

Designation of Public Housing Activity Description

1a. Development name: The Reed at Encore (On a portion of land formally known as Central Park Village)
1b. Development (project) number: FL29P003000045

2. Designation type:
- Occupancy by only the elderly
- Occupancy by families with disabilities
- Occupancy by only elderly families and families with disabilities

3. Application status (select one)
- Approved; included in the PHA's Designation Plan
- Submitted, pending approval
- Planned application

4. Date this designation approved, submitted, or planned for submission: (12/31/12)
- If approved, will this designation constitute a (select one)
- New Designation Plan
- Revision of a previously approved Designation Plan?

6. Number of units affected: 14 units
7. Coverage of action (select one)
- Part of the development (in conjunction with planned mixed finance redevelopment)
- Total development

- Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing
[24 CFR Part 903.7 9 (j)]
Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

With respect to public housing owned by a PHA:

i. A description of any building or buildings (including project number and unit count) the PHA required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert.
   - See activity description table below.

ii. An analysis of the projects or buildings required to be converted.

iii. A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.
   - The Housing Authority Board of Commissioners approved resolution number 2015-3976 to submit final applications to the U.S. Department of Housing and Urban Development for the right to participate in the federal rental assistance demonstration program (RAD). The rental assistance demonstration program allows housing authorities to convert low income public housing properties into long-term Section 8 property-based units.

   a. How many of the PHA's developments are subject to the Required Initial Assessments? All. The Tampa Housing Authority received a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) from the U.S. Department of HUD on March 17, 2015 for 16 properties.

   b. How many of the PHA's developments are subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? None

   c. How many Assessments were conducted for the PHA's covered developments? All

   d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: All PHA developments were submitted as part of RAD conversion:

   e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Completed for all public housing properties with the exception of North Boulevard Homes Phase and Mary Bethune High Rise.

Activity Description table below.

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name:  Squire Villa</td>
</tr>
<tr>
<td>1b. Development (project) number:  FL003000005</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>- Assessment underway</td>
</tr>
<tr>
<td>- Assessment results submitted to HUD</td>
</tr>
<tr>
<td>- Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>- Other (explain below) Completed</td>
</tr>
<tr>
<td>3. ❌ Yes  No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td>
</tr>
</tbody>
</table>
3. Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD on: (DD/MM/YYYY)
   - Conversion Plan approved by HUD on: (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
   - Requirements no longer applicable: vacancy rates are less than 10 percent
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Trio at Encore is proposed to convert to RAD December 2017

Conversion of Public Housing Activity Description

1a. Development name: Trio at Encore
1b. Development (project) number: FL003000042

2. What is the status of the required assessment?
   - Assessment underway
   - Assessment results submitted to HUD
   - Assessment results approved by HUD (if marked, proceed to next question)
   - Other (explain below) Completed

3. Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD on: (DD/MM/YYYY)
   - Conversion Plan approved by HUD on: (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
   - Requirements no longer applicable: vacancy rates are less than 10 percent
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Trio at Encore is proposed to convert to RAD December 2017

Conversion of Public Housing Activity Description

1a. Development name: Reed at Encore
1b. Development (project) number: FL003000042

2. What is the status of the required assessment?
   - Assessment underway
   - Assessment results submitted to HUD
   - Assessment results approved by HUD (if marked, proceed to next question)
   - Other (explain below) Completed

3. Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD on: (DD/MM/YYYY)
   - Conversion Plan approved by HUD on: (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
   - Requirements no longer applicable: vacancy rates are less than 10 percent
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Reed at Encore is proposed to convert to RAD December 2017

Conversion of Public Housing Activity Description

1a. Development name: Scruggs Manor
1b. Development (project) number: FL003000023B

2. What is the status of the required assessment?
   - Assessment underway
   - Assessment results submitted to HUD
   - Assessment results approved by HUD (if marked, proceed to next question)
   - Other (explain below) Completed

3. Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD on: (DD/MM/YYYY)
   - Conversion Plan approved by HUD on: (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved)
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
### Conversion of Public Housing Activity Description

1a. Development name: C. Blythe Andrews
1b. Development (project) number: FL003000026A

2. What is the status of the required assessment?
   - [ ] Assessment underway
   - [ ] Assessment results submitted to HUD
   - [ ] Assessment results approved by HUD (if marked proceed to next question)
   - [x] Other (explain below) Completed

3. [x] Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD (DD/MM/YYYY)
   - Conversion Plan approved by HUD (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved: )
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
   - Requirements no longer applicable: vacancy rates are less than 10 percent
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015

C. Blythe Andrews converted to RAD September 29, 2016.

### Conversion of Public Housing Activity Description

1a. Development name: Seminole Apartments
1b. Development (project) number: FL003000015

2. What is the status of the required assessment?
   - [ ] Assessment underway
   - [ ] Assessment results submitted to HUD
   - [ ] Assessment results approved by HUD (if marked, proceed to next question)
   - [x] Other (explain below) Completed

3. [x] Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD (DD/MM/YYYY)
   - Conversion Plan approved by HUD (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved: )
   - Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
   - Requirements no longer applicable: vacancy rates are less than 10 percent
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015

Seminole Apartments converted to RAD September 28, 2016.

### Conversion of Public Housing Activity Description

1a. Development name: J. L. Young Gardens and J. L. Young Annex
1b. Development (project) number: FL003000012 and FL003000023A

2. What is the status of the required assessment?
   - [ ] Assessment underway
   - [ ] Assessment results submitted to HUD
   - [ ] Assessment results approved by HUD (if marked, proceed to next question)
   - [x] Other (explain below) Completed

3. [x] Yes [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
   - Conversion Plan in development
   - Conversion Plan submitted to HUD (DD/MM/YYYY)
   - Conversion Plan approved by HUD (DD/MM/YYYY)
   - Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - Units addressed in a pending or approved demolition application (date submitted or approved: )
   - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
   - Requirements no longer applicable: site now has less than 300 units
   - Other: (describe below) Commitment to Enter Into a Housing Assistance Payments Contract has been received by HUD on March 17, 2015.

J. L. Young Gardens and J. L. Young Annex is proposed to convert September 15, 2017.
<table>
<thead>
<tr>
<th>Development name</th>
<th>Tempo at Encore</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number</td>
<td>FL003000043</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [ ] No [x] Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other (describe below) The Tempo at Encore is proposed to convert to RAD in Group 3 with a target closing date of December 2019

---

<table>
<thead>
<tr>
<th>Development name</th>
<th>Oaks at Riverview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number</td>
<td>FL003000038</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [x] No [ ] Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other (describe below) Oaks at Riverview is proposed to convert to RAD December 2018.

---

<table>
<thead>
<tr>
<th>Development name</th>
<th>Belmont Heights Estates Phase I</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number</td>
<td>FL003000034</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [x] No [ ] Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other (describe below) The Belmont Heights Phase I is proposed to convert to RAD in Group 3 with a target closing date of December 2019.

---

<table>
<thead>
<tr>
<th>Development name</th>
<th>Belmont Heights Estates Phase II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development (project) number</td>
<td>FL003000037</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [x] No [ ] Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<table>
<thead>
<tr>
<th></th>
<th>Conversion Plan approved by HUD on: (DD/MM/YYYY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Activities pursuant to HUD-approved RAD Conversion Plan underway</td>
</tr>
</tbody>
</table>

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

Other: (describe below) The Belmont Heights Phase II is proposed to convert to RAD December 2019

<table>
<thead>
<tr>
<th></th>
<th>Development name: Belmont Heights Estates Phase III</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a.</td>
<td>Development (project) number: FL003000040</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [ ] No. Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

Other: (describe below) Belmont Heights Phase III is proposed to convert to RAD December 2019

---

<table>
<thead>
<tr>
<th></th>
<th>Development name: Robles Park Phase I</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a.</td>
<td>Development (project) number: FL003000068</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) Completed

3. Yes [ ] No. Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan are completed

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

Other: (describe below) Robles Park Phase I is proposed to converted to RAD with an actual closing date of September 21, 2016

---

<table>
<thead>
<tr>
<th></th>
<th>Development name: North Boulevard Homes I and II and Mary Bethune Hi-Rise</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a.</td>
<td>Development (project) number: FL003000091/FL003000010A/FL003000010B</td>
</tr>
</tbody>
</table>

2. What is the status of the required assessment?
- Assessment underway (properties combined/contiguous sites)
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes [ ] No. Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A
- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved RAD Conversion Plan are under consideration

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (indicate date submitted or approved)
- Pending Demolition/Disposition Application submitted to HUD Special Applications Center on November 25, 2015. The application number is DDA0005786 Approval date May 12, 2016.
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

---

form HUD-50075-ST (12/2014)
Other: (describe below) (Note: Mary Bethune is designated elderly site) THA is coordinating with U.S. HUD to finalize the conversion plan details.

- Conversion of Public Housing to Project-Based Assistance under RAD.
The Housing Authority of the City of Tampa was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of the City of Tampa will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Housing Authority of the City of Tampa with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of the City of Tampa may also borrow funds to address their capital needs.

- Occupancy by Over-Income Families.
  Currently under RAD for those families that were in place, over-income families are allowed to remain at the unit. No policy changes.

- Occupancy by Police Officers.

- Non-Smoking Policies. See Attachment B

- Project-Based Vouchers.
  None at this time

- Units with Approved Vacancies for Modernization.
  Mary Bethune High-rise for 150 units is under reconstruction process with Related Urban Group as our Developer Partner.

- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
  If funding opportunities become available the Housing Authority of the City of Tampa may pursue other Capital Fund Grant Programs such as Capital Fund Program Bonus, Capital Fund Community Facilities Grant, Emergency Safety and Security Grants and Urban Revitalization Grants.

Asset Management: Demolition activities: The Housing Authority of the City of Tampa is in progress with the demolition of North Boulevard Homes FL3-001 and FL3-010 as part of the West River Redevelopment revitalization efforts. The relocation of residents and demolition of units at Robles’ Park LLC is also part of the Authority’s planning efforts and will be pursued as opportunities for funding become available.

Rental Assistance Demonstration (RAD) Project Based Voucher activities for calendar year 2017 include the conversion of the Ella at Encore 32 units, Trio at Encore units, Reed at Encore 14 units, J. L. Young Gardens 400 units and J. L. Young Annex 50 units. Future RAD Conversions include Gardens at South Bay 25 units, Cedar Pointe 8 units, Cedar Pointe Phase II 13 units, Mary Bethune High Rise 150 units, Tempo at Encore 20 units, Oaks at Riverview, 305 units, Belmont Heights Estates Phase I 193 units, Belmont Heights Estates Phase II 102 units, Belmont Heights Estates Phase III 96 units, future development Bethune Residences I, 160 units, senior housing development, 100% affordable. The Boulevard at West River is a multifamily development set in four phases at roughly 118 units each, at 80% affordable at 20% market rate. Mary Bethune High-Rise is set for major reconstruction for 150 units, senior housing development at 100% affordable.

B.3 Civil Rights Certification.

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See Attachment C for the Civil Rights Certification Form HUD 50077-CR
See Attachment C-1 for the PHA Certifications of Compliance with the PHA Plans and Related Regulations

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

- N

B.5 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
STRATEGIC GOALS AND OBJECTIVES

The outcome of this planning process led to the development of the following ambitious yet feasible goals that will challenge the agency staff and give clear direction for the next five years. The 13 Strategic Goals that resulted from the process are:

1) Expand Affordable Housing Opportunities by 1,000 Units
2) Expand the Economic Stability of the Agency
3) Preserve and Enhance Existing Portfolio
4) Increase Utilization of Board Members to Achieve Strategic Initiatives
5) Promote and Intensify Self-Sufficiency and Economic Opportunities with a Greater Array of Measurable Outcomes
6) Improve Community Relations and Public Awareness
7) Invest in THA Workforce to Ensure Agency is Able to Recruit, Develop and Retain Qualified Staff at All Levels
8) Deploy Technology to Improve Operational Efficiency and Quality of Service
9) Expand Youth Enrichment Programs Authority-Wide
10) Strengthen Quality of Life Programs for Our Seniors
11) Improve Preparedness for Threats
12) Promote a Culture of Excellence and Innovation
13) Promote Energy Saving and Sustainability

The goals were assigned to the responsible departments with projected completion dates for each. For objectives, department leaders were assigned ownership of the objective while supporting department(s) were assigned as applicable.
## Our Goals

**Established FY 2019 for completion by FY 2023**

<table>
<thead>
<tr>
<th>Goal</th>
<th>FY 2019</th>
<th>FY 2020</th>
<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Expand Affordable Housing Opportunities by 1,000 units</td>
<td>10%</td>
<td></td>
<td>20%</td>
<td>25%</td>
<td>20%</td>
</tr>
<tr>
<td>2. Expand the Economic Stability of the Agency</td>
<td>13%</td>
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<td></td>
<td></td>
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<tr>
<td>3. Promote and Enhance existing Portfolio</td>
<td></td>
<td>20%</td>
<td>25%</td>
<td>25%</td>
<td>20%</td>
</tr>
<tr>
<td>4. Increase Utilization of Board Members to Increase Initiatives</td>
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<td></td>
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<td></td>
<td>25%</td>
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<tr>
<td>5. Promote and Intensify Self-Sufficiency and Economic Opportunities with Greater Array of Measurable Outcomes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>25%</td>
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<tr>
<td>6. Improve Community Relations and Public Awareness</td>
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<td></td>
<td>15%</td>
</tr>
<tr>
<td>7. Invest in THA Workforce to Ensure Agency is Able to Recruit, Develop and Retain Qualified Staff at All Levels</td>
<td>20%</td>
<td>20%</td>
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<td></td>
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<tr>
<td>8. Deploy Technology to Improve Operational Efficiency and Quality of Service</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>9. Expand Youth Enrichment Programs Authorily Wide</td>
<td>23%</td>
<td>22%</td>
<td>23%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Strengthen Quality of Life Programs to Seniors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Improve Preparedness for Threats</td>
<td>20%</td>
<td>17%</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Promote a Culture of Excellence and Innovation</td>
<td>20%</td>
<td>17%</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Promote Energy Saving and Sustainability</td>
<td>20%</td>
<td>17%</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Overall Average**

<table>
<thead>
<tr>
<th></th>
<th>10%</th>
<th>20%</th>
<th>40%</th>
<th>60%</th>
<th>80%</th>
<th>100%</th>
</tr>
</thead>
</table>

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Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y  N  ☒  ☐

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.

**SUMMARY OF WRITTEN COMMENTS**

The PHA Plan Kick-off meeting was held on October 23, 2019, with the Resident Advisory Committee members at Belmont Heights Apartments. The agenda topics were THA’s PHA Plan, updates and information regarding property conversion from public housing to HUD’s Rental Assistance Demonstration Program (RAD). Properties converted to RAD are Mary Bethune High Rise and Renaissance. The following resident concerns were documented:

- Carpet (Seniors unable to get around with walkers, Lisa Bowers fell on stairs and broke banister and reported to Management because carpet worn). Rhonda Bugard (Social Services Phase I) reports Senior falls because of 1-4 years old/missing carpet
- Painting (inability/ refusal to assist resident to move furniture to paint)
- Hose shootings and constant gun fire in Phase I and Phase II on 24th and 22nd and Lake (Every night) Susanna Henry, (holds 14-15 police said incidents) Harriet Bogan and Lisa Bowers
- Management unresponsive (repairs, crowds gathering in/on porch and personal property outside of doors ways)
- Pest Infestation
- Ramp issues for elderly (needed inside and outside of property (Not ADA). Rear ramp in place. Rear sidewalk does not connect to front side walk, residences are unable to walk around. Because of distance to sidewalk unable to walk around
- Door too heavy in center for bathrooms for Senior or anyone with disability to open (Not ADA compliant)
- Landscaping (grass, scenery, irrigation system not operative, cut and damaged hoses, unable to water plants, no flowers)
- Park area expansion needed for kids (too small for residents)
- 2037 Computers on premises (not up to date)
- Boys and Girls club has old computers (not up to date)
- Seniors afraid to live in the community (lighting and violence issues)
- Media Center needed (for children to do homework and a place to fill out job applications resumes, printers and be more self-sufficient)
- Told by THA she is unable to become full time homeowner because live in Phase I. (Lisa Bowers) (Homeownership classes needed)
- Phase I and Phase II. (pay gas bill) Phase III. (does not pay a gas bill)
- Ms Susanna Henry would like to move to a residence that has Electric because of her loss to death experience with Gas and how she almost died because of a gas leak. Ms. Henry’s A/C operates on gas. She fears this.
- Harriet Bogan - Addressed working with schools to have a program to link students’ homework, so parents and helpers can assist students that say they do not have homework through their lunch or student numbers within school system. (Computers needed to implement)
- Harriet would also like to speak to someone at THA (PPS) and get assistance to learn how to write grants for funding media center and computers for residence.
- Speed bumps needed (on 2nd street) Recommended and advised to contact City of Tampa with street number as well. (Boys and Girls club location)
- Street lighting needed (Senior Park Phase I. Rhonda Bugard was holding a Senior and National night out to feed those in need and no lighting after sun went down. (Safety concerns for Seniors walking around in complex to their homes).
- Street lighting needed (Senior Park Phase I. Rhonda Bugard was holding a Senior and National night out to feed those in need and no lighting after sun went down. (Safety concerns for Seniors walking around in complex to their homes).

B.7 Certification by State or Local Officials

See Attachment D

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.
<table>
<thead>
<tr>
<th>B.8</th>
<th>Troubled PHA.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</td>
</tr>
<tr>
<td></td>
<td>Y N N/A</td>
</tr>
<tr>
<td></td>
<td>[ ] [ ] [X]</td>
</tr>
<tr>
<td></td>
<td>(b) If yes, please describe:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C.1</th>
<th>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). See Attachment E.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</td>
</tr>
<tr>
<td></td>
<td>THA received the Approved Five Year Plan for the FY beginning April 1, 2018 from HUD in a letter dated October 25, 2018.</td>
</tr>
</tbody>
</table>

**Instructions for Preparation of Form HUD-50075-ST**

**Annual PHA Plan for Standard and Troubled PHAs**

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.234(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §903.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

- Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

- Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(i))

- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR §903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.3(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

- Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

- Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))
Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 31, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(i))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(i)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(j))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction-wide basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent crime, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(n))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(c)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be “significant amendments or modifications”: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(c)(ii))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

B.2

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Hope VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers (or addresses)), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and 2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/zecldemo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert plans to voluntary convert tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A
statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/center/sco/conversion.cfm. (24 CFR § 203.7(f))

☐ Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: Notice PIH 2012-32

☐ Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PIH 2011-7. (24 CFR § 565.503) (44 CFR § 203.7(b)(6))

☐ Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include a number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PIH 2009-21, (24 CFR § 203.7(c))

☐ Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 963.57(m)(1) and set forth in the PHA Plan statement of deconcentration, other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-based would be consistent with the PHA Plan. (24 CFR § 203.7(b))

☐ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR § 580.145(h)(1).

☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice which exist within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR § 203.7(d))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR § 203.7(d))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR § 203.7(e)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR § 203.13(a), 24 CFR § 203.19)

B.7 Certification by State of Local Officials. Form HUD-50077SL, 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. (24 CFR § 203.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “NA.” (24 CFR § 203.5)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR § 203.7(4))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on XXXXXXXXXX.”
Public reporting burden for this information collection is estimated to average 9.2 hours 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.

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

Deconcentration Policy
Deconcentration Policy

C. ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION

At the briefing, families are encouraged to search for housing in non-impacted areas and the THA will provide assistance to families who wish to do so.

The THA has areas of poverty and minority concentration clearly delineated in order to provide families with information and encouragement in seeking housing opportunities outside highly concentrated areas.

The THA has maps that show various areas and information about facilities and services in neighboring areas such as schools, transportation, and supportive and social services.

The THA will investigate and analyze when Voucher holders are experiencing difficulties locating or obtaining housing units outside areas of concentration.

The assistance provided to such families includes:

Direct contact with landlords.

Counseling with the family.

Providing information about services in various non-impacted areas.

Meeting with neighborhood groups to promote understanding.

Formal or informal discussions with landlord groups

Formal or informal discussions with social service agencies

Meeting with rental referral companies or agencies

Meeting with fair housing groups or agencies
ATTACHMENT B

Smoke Free Policy
Chapter 16
SMOKE FREE POLICY

INTRODUCTION

Health organizations are encouraging housing entities to adopt smoke-free policies in order to reduce the public health risks associated with tobacco use. This policy will enhance local efforts to enhance the effectiveness of local efforts to provide increased public health protection for residents of assisted and unassisted housing.

This policy is the THA's Smoke-free policy for all THA properties in assisted and unassisted housing. This policy is based on the THA's intent to provide healthier, safer, living environments for residents and work environment for its employees. Effective upon approval of the policy, all current residents, all employees, all guests, and all new residents of the THA will be prohibited from smoking inside the buildings including the housing units and within any common areas owned or under the control of the THA.

Any current resident as of adoption of this policy who is a smoker and desires to cease smoking but may need additional time to cease smoking must, on or before the effective date of the policy, request and sign the temporary smoking exemption form allowing them to smoke in their unit/apartment for 30 days during the transition period for implementation and enforcement of the policy. This exemption will continue only for the 30-day transition period and will only be allowed during that period within the dwelling unit.

A. POLICY AND APPLICABILITY

1. Smoking is not permitted in individual units or the common spaces of a designated THA community or facility of any type after the effective date of the Policy, unless otherwise specified. "Smoke" or "smoking" means the possession or use (carrying or smoking) of any kind of lighted pipe, cigar, cigarette, device, or any other lighted smoking equipment or tobacco product or other substance-controlled or uncontrolled.

2. This policy covers all THA properties, grounds and buildings, including, but not limited to park areas, parking lots, vehicles, common areas, elevators, stairs, hallways, and resident unit, both new and existing.

3. This policy applies to any and all persons entering the THA properties including THA residents, their guests and visitors, contractors, and THA employees.

4. "Individual units" are defined as the interior and exterior spaces tied to a particular multi-
family or single-family dwelling unit. This includes, but is not limited to, bedrooms, hallways, kitchens, bathrooms, patios, balconies, and unit entryway areas.

5. "Common spaces" are defined as areas within the building interior and exterior that are open to the public, including but not limited to entryways, community patios or balconies, roof terraces, lobbies, hallways, elevators, management offices, restrooms, community rooms, community kitchens, stairwells, sidewalks, parking lots, parking garages, carports, lands within the developments; lands owned by or under the control of the THA and any other similar area of the property that is accessible to employees, residents and guests or any other person.

6. The THA will inform current residents, new applicants on waiting lists, THA employees, contractors, and sub-contractors of this policy, all of whom are also responsible for compliance with this policy.

7. The THA will post "No Smoking" or "Smoke-Free Area" or similar signs at entrances and exits of administrative, office and multi-family buildings; in common areas; inside residential units and other practical places to facilitate enforcement and compliance with this policy.

8. All residents will be given a copy of the smoking policy. After review, the resident will be required to sign an acknowledgement of the policy or addendum to the dwelling lease. A copy of the acknowledgement will be placed in the resident file. Current residents will be required to sign an amendment to their lease incorporating the non-smoking policy. Leases for new residents will include the non-smoking policy.

9. All employees will be given a copy of the smoking policy. After review, the employee will be required to sign an acknowledgement of the policy. A copy of the acknowledgement will be placed in the employee’s personnel file.

10. Although THA prohibits smoking as noted above, there is no warranty or guaranty of any kind that units, grounds, office areas or common areas will be totally smoke free. Enforcement of THA’s no smoking policy is a joint responsibility that requires the cooperation of residents, employees and others in reporting incidents or suspected violations of smoking.

B. RESIDENT RESPONSIBILITY

1. It will be the resident’s responsibility to inform his/her household members, and guests of this No Smoking Policy and for ensuring compliance with the policy.

2. The resident will prohibit smoking by his/her household members or guests while...
premises that would violate this Policy.

3. Failure to comply or upon repeated violations to this policy and the lease provisions will be cause for lease enforcement action up to and including termination of resident lease agreement

C. EMPLOYEES RESPONSIBILITIES

1. It is the responsibility of every employee to be aware of THA's No Smoking Policy and assist THA in the enforcement of the policy.

2. Employees will prohibit smoking by anyone while on the premises that would violate this Policy.

3. Failure to comply or upon repeated violations to this policy will be cause for disciplinary action up to and including termination of employment.

D. SMOKING CESSATION NATIONAL AND SUPPORT SERVICES

Smoking tobacco is an addictive behavior. The THA in implementing the non-smoking policies will be persistent in our efforts to support smoking cessation programs for residents, adapting our efforts as needed to local conditions. THA will work with local service providers to provide information on local smoking cessation resources and programs.

Resources and program may include: the National Network of Tobacco Cessation Quit lines, 1-800-QUIT-NOW (1-800-784-8669) which connects users directly to their State quit line; the National Cancer Institute’s website www.smokefree.gov which provides tips on quitting tobacco use; the National Cancer Institute counselors who can be accessed by calling the toll-free number 1-877-44U-QUIT (1-877-448-7848). Hearing or speech-challenged individuals may access these numbers through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339; and the American Lung Association’s Web page on State Tobacco Cessation Coverage www.lungusa2.org/cessation2.com which provides information on cessation insurance programs.
No Smoking Lease Addendum

Lease Addendum:

All of these terms and provisions appearing in THA's Smoking Policy adopted ______________________(the Policy) are specifically made a part of the Dwelling Lease in force at the applicable property (ies) and are hereby agreed to by both parties.

This provision applies to any and all persons entering a THA non-smoking property, under tenant's control including tenants and their guests and visitors, contractors, and employees.

1. Smoking is not be permitted in individual units or the common spaces of a designated THA community or facility of any type after the effective date of the Policy, unless otherwise specified. "Smoke" or "smoking" means the possession or use (carrying or smoking) of any kind of lighted pipe, cigar, cigarette, device, or any other lighted smoking equipment or tobacco product or other substance-controlled or uncontrolled.

2. This policy covers all THA properties, grounds and buildings, including, but not limited to park areas, parking lots, vehicles, common areas, elevators, stairs, hallways, and resident unit units, both new and existing.

3. This policy applies to any and all persons entering the THA properties including THA residents, their guests and visitors, contractors, and THA employees.

4. "Individual units" are defined as the interior and exterior spaces tied to a particular multi-family or single-family dwelling unit. This includes, but is not limited to, living rooms, bedrooms, hallways, kitchens, bathrooms, patios, balconies, and unit entryway areas.

5. "Common spaces" are defined as areas within the building interior and exterior that are open to the public, including but not limited to entryways, community patios or balconies, roof terraces, lobbies, hallways, elevators, management offices, restrooms, community rooms, community kitchens, stairwells, sidewalks, parking lots, parking garages, carports, lands within the developments; lands owned by or under the control of the Housing Authority and any other similar area of the property that is accessible to employees, residents and guests or any other person.

6. The THA will inform current residents, new applicants on waiting lists, TILA
employees, contractors, and sub-contractors of this policy, all of whom are also responsible for compliance with this policy.

7. The THA will post "No Smoking" or "Smoke-Free Area" or similar signs at entrances and exits of administrative, office and multi-family buildings; in common areas; inside residential units and other practical places to facilitate enforcement and compliance with this policy.

8. All residents will be given a copy of the smoking policy. After review, the resident will be required to sign an acknowledgement of the policy and/or lease addendum. A copy of the acknowledgement will be placed in the resident file. Current residents will be required to sign an amendment to their lease incorporating the non-smoking policy. Leases for new residents will include the non-smoking policy.

9. Although THA prohibits smoking as noted above, there is no warranty or guaranty of any kind that units, grounds, office areas or common areas will be totally smoke free. Enforcement of THA's no smoking policy is a joint responsibility that requires the cooperation of residents, employees and others in reporting incidents or suspected violations of smoking.

10. Any resident with an approved exemption may not smoke in any unit other than their own. Any resident with an approved exemption must not allow anyone not on their lease to smoke in their unit at any time including guests and other residents.

11. Any deviation from the smoke-free policy by any tenant, a member of their household, or their guest will be considered a lease violation. A charge of $250.00 may be charged to the tenant for each violation of the policy that occurs inside a building/unit/apartment.

RESIDENT RESPONSIBILITY

1. It will be the resident's responsibility to inform his/her household members, and guests of this No Smoking Policy and for ensuring compliance with the policy.

2. The resident will prohibit smoking by his/her household members or guests while on the premises that would violate this Policy.

3. Failure to comply or upon repeated violations to this addendum will be cause for lease enforcement action up to and including termination of resident lease agreement.

4. If a resident smells tobacco smoke in any building, they are to report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action.
5. For the health and safety of the THA employees and their representatives, no resident will have any type of tobacco or related product burning at such time as any employee or representative of the THA enters and remains in their housing unit. If any resident refuses to put out the burning tobacco or related product prior to the employee or representative entering the unit, or if the resident lights a tobacco or related product while an employee or representative remains in the apartment, the employee or representative will vacate the apartment immediately and not return until such time as there is no longer any tobacco or related product burning. This may result in a delay of services to the unit/apartment.

Note: This policy is an agreement between the head of household (spouse and all other parties to the Lease) and the THA and needs to be signed as an addendum to the Lease.

I have read the No Smoking Policy as written above and understand its provisions. I agree to abide by these provisions fully, and understand that failure to comply with any part of the above after sufficient notice of the violation will be cause for termination of my Lease. I have received a copy of this policy.

RESIDENT

Head of Household (Signature)  Date

Spouse or Other Adult Member  Date

Other Adult Member (2)  Date

Unit  Address:

Phone

Tampa Housing Authority (THA)

Manager (Signature)  Date

Management Office

Street Address  Zip Code

Management Plan
ATTACHMENT C

Civil Rights Certification

Form HUD – 50077-CR
Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof.

The PHA certifies that it will carry out the public housing program of the agency 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, and 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 working with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHAs involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Tampa
PHA Name

FL003
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompanying deliberations, is true and accurate. Warning: HUD will prosecute false claims and statements. Correction may result in civil and/or criminal penalties (18 USC 1001 1010 1012 31 USC 3771 3772). 3802.

Name of Authorized Official: James Cloar
Title: Chairperson

Signature: [Signature]

Resolution No. 2020-4154
Previous version is obsolete
ATTACHMENT C-1
PHA Certifications of Compliance with PHA Plans and Related Regulations
Form HUD – 50077
TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4154

The Board of Commissioners is requested to approve the above-referenced resolution:

The Board of Commissioners is requested to approve the above referenced resolution in order to certify the Public Housing Agency (PHA) Plan update, certifications and confirm compliance with related regulations

2. Who is making request:

A. Entity: The Housing Authority of the City of Tampa
B. Project: The FY2020 Public Housing Agency Plan update and related documents
C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

There is no cost to the Housing Authority of the City of Tampa. The Public Housing Agency Plan is the means and method for the Housing Authority to receive its annual allocation of Capital Fund Program grant funding. The FY2019 Capital Fund Program grant amount was $2,069,000.00 and for the purpose of the initial submission of the budget. The FY2020 Capital Fund Program grant will be budgeted for the same amount.

Narrative:

The Housing Authority of the City of Tampa’s Real Estate Development Department is seeking the Board of Commissioner’s approval of the updated PHA Plan and certification of compliance with related regulations for the FY2020 PHA Plan that was developed in consultation with THA staff, residents and through public outreach.

Attachments (if applicable):

1. Memorandum providing further details
2. Resolution 2020-4154 PHA Certification of Compliance with PHA Plans and Related Regulations and Civil Rights Certification

Resolution No. 2020-4154
January 15, 2020

MEMORANDUM

To: Board of Commissioners

Through: Leroy Moore, Sr. Vice President/COO

From: David Iloanya, Director of Real Estate Development

Re: Resolution #2020-4154 Authorizing the President/CEO to Submit the FY2017 Public Housing Agency Plan to the U. S. Department of Housing and Urban Development

The U. S. Department of Housing and Urban Development (HUD) requires every public housing authority to develop and annually revise its Public Housing Agency Plan (PHA Plan). The Plan details policies, programs and strategies including budget for its current fiscal year, and 5-year Plan projections. It also documents long range action plans and objectives of the Authority. HUD further requires that whenever a major policy change is planned, the Agency Plan must first revise the document to reflect such major changes. The plan reflects progress updates relative to Tampa Housing Authority’s thirteen (13) agency wide goals and objectives that were placed into effect by the Board of Commissioners in 2019. The Plan updates include planned redevelopment activities for North Boulevard Homes and Mary Bethune High Rise. The new construction of 160 units, senior housing development in partnership with Banc of America Community Development Corporation (BACDC), The multifamily development, structured in four phases, in partnership with Related Urban Group as well as the development of Lot 4 and 5, by third party developers for multifamily housing units are all in progress. The phased demolition that was ongoing last year at North Boulevard Homes as part of the West River project – 150 acres area bound by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate – 275, is now complete. Planned applications for Tax Credit funding for the redevelopment of North Boulevard Homes and Mary Bethune High Rise started right way. Meanwhile, we have achieved funding for the reconstruction of Mary Bethune Highrise and 160 units of mixed-used, mixed finance, senior housing development that are both under construction. The multifamily developments on T3 Lots, structured in four phases are fully funded. The multifamily lots are dedicated as follows: Lot T3, established as T3A (Tower 1 – 119 units), T3B (Tower 3 – 133 units), T3C (Tower 2 – 119 units) and T3D (Tower 4 – 102 plus 32 Townhome units for a total of 134 units). The phase T3A, Tower 1 has financially closed and ready for construction by January 2020. The rest of the phases will proceed subsequently. The project has two structured garages within.
We are engaging with Robles Park Village residents for potential redevelopment planning activities including other revitalization grant opportunities that may become available. A Special Relocation Plan was conducted for Robles Park Village due to the unforeseen impact of existing Cemetery, known as Zion Cemetery that existed at the time the development was constructed. As a result, 5 buildings, 32 units and 29 families were impacted. The relocation process is deemed to be completed by January, 2020.

The construction of additional of 24 new units at Cedar Pointe is complete with the units fully occupied. The Authority has converted a total of 2,007 units to date and planned on converting the balance of the 662, standing public housing units by 2020. The updates on the conversion to the Rental Assistance Demonstration (RAD) as well as progress updates on Encore redevelopment are all noted in the PHA Plan. Meanwhile, the commercial lots at Encore development is gaining momentum. We have now closed on Lot 9, acquired by Transwestern to construct 391 market rate units with structured parking. Lot 11 is pending with Legacy Development Team.

The Plan has undergone a 45-day public comment period as required. Its availability for draft inspection has been publicly advertised, notices have been mailed out to all elected resident leaders, several meetings have been held to meet with the Resident Leaders of the remaining public housing developments as required by HUD. Local government officials have been consulted as well. Two public meetings have been organized for the public purpose of allowing residents and the general public the opportunity to be apprised of the changes to the Plan. We have incorporated resident’s comments and inputs on the Plan including follow-up responses. The first public meeting was held on December 12, 2019. The final public meeting will be held during the January 15, 2020, board meeting where the amended Agency Plan is scheduled for Board consideration. Comments from all meetings and any other written comments received to date have been documented and will be appropriately incorporated in the Plan prior to submission to HUD. There have been no objections to the changes being made in the Agency Plan through this amendment.

The Authority is requesting Board approval to authorize the President/CEO to submit the Plan document to HUD contingent on additional comments that may come out of the scheduled public hearing during the Board meeting on January 15, 2020.

If you have any questions, please do not hesitate to call David Iloanya, Director of Real Estate Development, at ext. 2640.
Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)  

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 and/or ___ Annual PHA Plan for the PHA fiscal year beginning __20__, 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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. 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.
7. For PHA Plans 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 a site-based waiting list 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 a 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).
8. 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 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.
11. 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.
RESOLUTION 2020-4154

12. The PHA will take appropriate affirmative action to award contracts to minority and women’s business enterprises under 24 CFR 5.105(a).

13. 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.

14. 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.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

16. 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.

17. 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).

18. 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.

19. 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.

20. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

X Annual PHA Plan for Fiscal Year 20__-20

___ 5-Year PHA Plan for Fiscal Years 20__ - 20___

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).

James A. Cleaver

Name of Authorized Official

Chair

Title

Signature

Date 1/15/2020

Page 2 of 2

form HUD-50077-ST-HCV-HP (12/2014)
ATTACHMENT D

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

Form HUD – 50077 - SL
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)

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

I, Thomas R.P. Snelling, the Director, Planning and Development

official's Name

official's Title

Certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Tampa

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the

City of Tampa

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Thomas R.P. Snelling 12/14/19

I hereby certify that all the information stated herein, as well as any information provided in the accompliement hereunto, 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, 3731)
ATTACHMENT E

Statement of Capital Improvements

(Annual Statement/Performance and Evaluation Report, Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program)

Form HUD – 50075.1

Financial Statements are available upon request. This is a separate submission through HUD's EPIC Portal.
ATTACHMENT F

Admissions & Continued Occupancy Statement of Policies and Objectives for the Public Housing Program - Eligibility
In developing these admission policies, the aim of the THA is to attain a resident body composed of families with a broad range of incomes and to avoid concentrations of the most economically deprived families and families with serious social problems. Therefore, it is the policy of THA to deny admission to applicants whose habits and practices may reasonably be expected to have a detrimental effect on the operations of the development or neighborhood or on the quality of life for its residents.

THA will conduct a detailed interview of all applicants. The interview form will contain questions designed to evaluate the qualifications of the applicants to meet the essential requirements of tenancy. Answers will be subject to third party verification.

An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition or rent will result in denial of admission.

Applicants must be able to demonstrate the ability and willingness to comply with the terms of the lease, either all or with assistance which they can demonstrate that they have or will have at the time of admission. (24 CFR 8.2 Definitions: Qualified Individual with Handicaps) The availability of assistance is subject to verification by THA.

THA's minimum age for admission as head of household is 18, to avoid entering into leases, which would not be valid, or enforcement under applicable law.

THA does not permit a parent or legal guardian to co-sign the lease on the applicant's behalf if the head of household is under 18.

C. Denial of Admission for Previous Debts

Previous outstanding debts to THA or any other PHA resulting from a previous tenancy in the public housing or Section 8 program must be paid in full prior to admission. No repayment agreement will be accepted.

At the time of initial application, the applicant must pay any previous debt prior to being placed on the waiting list.

Either spouse is responsible for the entire debt incurred as a previous THA resident.

Children of the head or spouse who had incurred a debt to THA will not be held responsible for the parent's previous debt.

D. Denial of Admission for drug-Related and/or Other Criminal Activity

To be determined eligible, the family must not engage in drug-related or other criminal activity including violent criminal activity or alcohol or substance abuse by any Family member. New persons being added to the lease, new households being established to correct occupancy issues, or family transfers are subject to this screening. No member of the applicant's family may have engaged in drug related or violent criminal activity within the past 5 years (THA will at its discretion review on a case by case basis the nature and severity of the criminal activity).

THA will not be obligated to seek out information concerning a family's criminal activities as part of the processing of an application for assistance. Initial screening will be limited to routine inquiries of the family or any other information provided to THA regarding this matter. The inquiries will be standardized and directed to all applicants by inclusion in the application form. If either as a result of the standardized inquiry or the receipt of a verifiable referral, there is indication that the family or any family member is engaged in drug-related
criminal activity or violent criminal activity, THA will conduct closer inquiry to determine whether the family should be denied admission. A family's refusal to provide this information could also be cause for denial.

If the family indicates that they have been arrested or convicted within the prior 5 years for drug-related or violent criminal activity, THA shall obtain verification through police/court records.

THA will check criminal history for all applicants/adults in the household to determine whether any member of the family has engaged in violent or drug-related criminal activity. Verification of any past activity will be done prior to final determination and will include a check of arrest and conviction records.

E. Ineligibility if Evicted for Drug-related Activity

Drug-related criminal activity is the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell distribute or use a controlled substance (as defined in section 102 of the Controlled Substances Act (21U.S.C. 802)).

Drug-related criminal activity means on or off the premises, not just on or near the premises. "Criminal activity" includes any criminal activity that threatens the health, safety or right to peaceful enjoyment of the resident's public housing premises by other residents or employees of THA.

Persons evicted from public housing, Indian housing, Section 23, or any Section 8 program because of drug-related criminal activity are ineligible for admission to public housing for a five (5) year period beginning on the date of such eviction.

THA may waive this requirement if:

1. The person demonstrates successful completion of a rehabilitation program approved by THA, or

2. The circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because the person is incarcerated.

F. Screening Out Illegal Drug Users and Abusers

THA will prohibit admitting any person to public housing in cases where THA determines that there is reasonable cause to believe that the person is illegally using a controlled substance or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. This includes cases where THA determines that there is a pattern of illegal use of a controlled substance or pattern of alcohol abuse.

THA will consider the use of a controlled substance or alcohol to be a pattern if there is more than one incident during the previous 6 months.

THA will waive this policy if the person demonstrates to THA's satisfaction that the person is no longer engaging in the illegal use of a controlled substance or abuse of alcohol and;

- Has successfully completed a supervised drug or alcohol rehabilitation program;
- Has otherwise been rehabilitated successfully; or
- Is participating in a supervised drug or alcohol rehabilitation program.
G. Other Criminal Activity

Other criminal activity means a history of criminal activity involving crimes of actual or threatened violence to persons or property, or a history of other criminal acts, conduct or behavior which would adversely affect the health, safety, or welfare of other residents.

For the purposes of this policy, this is construed to mean that a member of the current family has been arrested or convicted of any criminal or drug-related criminal activity within the past 5 years (at THA's discretion this time period can be evaluated in relationship to the extent and nature of the criminal activity).

HUD defines violent criminal activity as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property, and any family member is engaging in the activity.

No family member may have engaged in or threatened abusive or violent behavior toward THA personnel within the past five (5) years.

No family member may have committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program in the last five (5) years.

H. Evidence

THA must have evidence of the violation.

"Preponderance of evidence" is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred.

"Credible evidence" may be obtained from police and/or court records. Testimony from neighbors, when combined with other factual evidence, can be considered credible evidence.

Other credible evidence includes documentation of drug raids or arrest warrants, evidence gathered by THA's inspectors and/or investigators, and evidence gathered from THA's Hotline.

THA may pursue fact-finding efforts as needed to obtain credible evidence.

I. Confidentiality of Criminal Records

THA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

All criminal reports, while needed by resident selection manager for screening for criminal behavior, will be housed in a locked file with access restricted to individuals responsible for such screening.

Misuse of the above information by any employee will be grounds for termination of employment.

If the family is determined eligible for initial or continued assistance, THA's copy of the criminal report shall be shredded as soon as the information is no longer needed for eligibility or continued assistance determination.
If the family's assistance is denied or terminated, the criminal record information shall be shredded immediately upon completion of the review or hearing procedures and a final decision has been made.

THA will document in the family's file that the family was denied admission or the tenancy was terminated due to findings in the Criminal History Report.

J. Disclosure of Criminal Records to Family

Before THA takes any adverse action based on a criminal conviction record, the applicant or resident will provide with the name and address of the source that provided the criminal report for the purpose of requesting their own copy and appealing the conviction report. Applicants will be provided an opportunity to dispute the record at an informal hearing.

K. Hearings

If information is revealed that would cause THA to deny admission to the household and the person disputes the information, s/he shall be given an opportunity for an informal hearing according to THA's hearing procedures outlined in the Chapter on Complaints, Grievances and Appeals.

L. Rent Paying Habits

THA will examine any Housing Authority records from a prior tenancy, and will request written references from the applicant's current landlord and may request written references from former landlords for up to the past 5 years.

Based upon these verifications, THA will determine if the applicant was chronically late with rent payments, was evicted at any time during the past 5 years for nonpayment of rent, or had other legal action initiated against him/her for debits owed. Any one of these circumstances could be ground for an ineligibility determination, depending on the control the applicant had over the situation.

Applicants will not be considered to have a poor credit history when they were occasionally late paying bills or rent in the past fewer than 5 times per year; were delinquent in rent because they were withholding rent due to substandard housing conditions in a manner consistent with local ordinance; or had a poor rent paying history clearly related to a rent excessive relative to their income (using more than 50% of their gross income as a guide), and responsible efforts were made to resolve the nonpayment problem.

The lack of a credit history will not disqualify a family, but a poor history will, with the exceptions noted above.

Where past rent paying ability cannot be documented. THA will check with the utility company(s) to determine whether the family has been current and timely on their payments.

11014.5.1.7 Screening Applicants Who Claim Mitigating Circumstances

Mitigating circumstances are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified would indicate both: (1) the reason for the unsuitable rental history and/or behavior; and (2) that the reason for the unsuitable rental history and/or behavior is no longer in effect or is under control, and the applicant's prospect for lease compliance is an acceptable one, justifying admission.
ATTACHMENT G

Pet Policy
Chapter 15
PET POLICY AND PROCEDURES

INTRODUCTION
An owner has discretion in the development of policies pertaining to the keeping of pets on their property. This Chapter explains THA’s policies on the keeping of pets in assisted and unassisted housing and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all residents, to protecting and preserving the physical condition of the property, and to preserve the financial interest of THA.

The purpose of this policy is to establish THA’s policy and procedures for ownership of pets in the units, and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. TI-IA also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are considered a disability service or companion animal. Only "common household pets" as defined herein will be permitted in THA owned properties.

A common household pet, for the purposes of THA’s housing program: A domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure rather than for commercial or breeding purposes. Common household pet does not include reptiles. This definition shall not include animals that are used to assist persons with disabilities.

Residents may own and keep fish or birds in accordance with the dwelling lease.

Residents may own only one four-legged animal, either one dog or one cat. There is restriction on the numbers and containments of birds or fish are listed in the policy.

A. EXCLUSION FROM THE PET POLICY FOR ANIMALS THAT ASSIST PERSONS WITH DISABILITIES <FHEO 2013-01>

FHEO Notice 2013-01 explains certain obligations of housing providers under the Fair Housing Act (Act), Section 504 of the Rehabilitation Act of 1973 (Section 504), and the Americans with Disabilities Act (ADA) with respect to animals that provide assistance to individuals with disabilities. The Department of Justice’s (DOJ) amendments to its regulations' for Titles H and III of the ADA limit the definition of service animal under the ADA to include only dogs (and small horses), and further define ‘service animal” to exclude emotional support animals.
This definition, however, does not limit THA’s obligation to make reasonable accommodations for assistance animals under the Act or Section 504. Persons with disabilities may request a reasonable accommodation for any assistance animal, including an emotional support animal, under both the Act and Section 504.

THA’s Pet Policy shall neither apply to animals that are used to assist persons with disabilities and their assistance animals who visit THA’s developments and dwelling units. Pet policies do not apply to either service animals or companion animals. Residents with an animal that assists persons with disabilities must still comply with all other conditions of the lease, including but not limited to; maintaining property, fulfilling housekeeping and not disturbing other residents’ peaceful enjoyment of the property.

THA must grant this exclusion if the following is provided:

- The resident or prospective resident verifies that they are persons with disabilities by completing THA’s reasonable accommodation process.
- The animal has been trained to assist persons with the specific disability (example, guide dog); and
- The animal actually assists the person with a disability.

Note: Written certification of training for the animal is not required, nor should it be requested.

Certain entities will be subject to both the service animal requirements of the ADA and the reasonable accommodation provisions of the Act and/or Section 504. These entities include, but are not limited to, public housing agencies and some places of public accommodation, such as rental offices, shelters, residential homes, some types of multifamily housing, assisted living facilities, and housing at places of education. THA will ensure compliance with all relevant civil rights laws. As noted above, compliance with the Act and Section 504 does not ensure compliance with the ADA. Similarly, compliance with the ADA’s regulations does not ensure compliance with the Act or Section 504. The preambles to DOJ’s 201 O Title II and Title III ADA regulations state that public entities or public accommodations that operate housing facilities “may not use the ADA definition of ‘service animal’” as a justification for reducing their Act obligations. THA will apply this standard.

**Companion Service Animal**

Distinction is hereby given to “companion animals” and “service animals.” If the animal does not have specific disability-related training but is necessary in coping with the disability (for instance, if the animal provides emotional support to a person with a panic disorder), the animal is a “companion animal” not a “service animal.”

A “service animal” means any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. Service animals are equivalent to other “auxiliary aids” such as wheelchairs and eyeglasses, and as such must be permitted.
When an applicant or resident with a disability asserts and can verify that an animal is a companion or service animal for his/her disability, the applicant should make a request for a reasonable accommodation; specifically, to be allowed to keep the animal by completing THA's reasonable accommodation process. For PBV units, this request will be in coordination with the HCV program, since all reasonable accommodation request of assisted participants require approval of the HCV department.

THA HCV Program will require verification that the applicant is a "qualified individual with handicaps" as defined by 24 CFR 8.3, and that the animal is necessary in coping or assisting with the disability.

Upon receipt of verifications, THA HCV Department will approve the animal and notify the Property Manager that this is an assistance animal.

Residents requiring more than one animal as either a "companion animal" or "service animal" must request the animal by completing THA's reasonable accommodation process.

**General Provisions of Assistance and Supportive Animals**

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person’s disability. Assistance animals - often referred to as "service animals," "assistive animals," "support animals," or "therapy animals" - perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

**Approval of Assistance Animals**

A person with a disability is not automatically entitled to have an assistance animal.

Reasonable accommodation requires that there is a relationship between the person’s disability and his or her need for the animal.

The THA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all,
animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal personal the assistance or provides the benefit needed by the person with the disability.

THA’s refusal to permit persons with a disability to use and live with an assistance animal that is needed to assist them, would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

THA has the authority to regulate assistance animals under applicable federal, state, and local law. For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the THA approve a reasonable accommodation in accordance with the policies contained in this Management Plan.

**Care and Handling**

Residents must care for assistance animals in a manner that complies with state and local laws, the dwelling lease, and anti-cruelty laws. Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident’s care or handling of an assistance animal violates these policies, the THA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the THA determines that no such accommodation can be made, the THA may withdraw the approval of a particular assistance animal.

**B. MANDATORY RULES FOR RESIDENTS WITH PETS**

In accordance with local practices, THA hereby sets forth the following rules for pet ownership in its PEV and other unassisted housing units:

**Registration**

1. The Resident must request and receive written formal approval from the THA prior to bringing the common household pet, (hereinafter referred to as "pet") on the premises. The resident must submit a written request for pet ownership, specifying the type and number of pets desired to the Property Manager. Preliminary approval for ownership will be granted based on conformation with the Pet Ownership...
Guidelines regarding size, type and number. The pet request shall be made on the standard form "Pet Occupancy Request/Registration Form" (THA PET Form 5. Exhibit "4")

2. Certificate signed by a licensed veterinarian or State/Local authority that the pet has received all inoculations required by State or Local law, that the pet has no communicable disease(s), is pest free, and that the pet’s maximum full-weight will not exceed 25 pounds. Documentation that the pet (dog/cat) has been spayed or neutered. A copy of current license for the pet in compliance with local ordinances and requirements.

3. Registration of the pet shall include a photograph that is retained on file with THA PET Form #5. The photograph will be utilized to confirm identity of the pet in case of emergency and to ensure that the same pet registered is the pet occupying the resident’s dwelling unit.

4. Residents registering pets that are not fully-grown at the execution of the initial Pet Addendum will be required to report back to the development office at the first year anniversary of the agreement in order that the pet may be re-photographed for identification purposes.

5. At the time of registration, Resident must provide information sufficient to identify the pet and to demonstrate that it is a common household pet. See THA PET Form #5. Resident must execute the Pet Agreement with THA stating that the resident acknowledges complete responsibility for the care, including feeding and grooming of the pet.

6. The name, address, and phone number of two adult responsible parties who agree to assume full responsibility for the pet and will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet. This information must be provided at the time of registration.

7. A Pet Policy Addendum must be completed and signed prior to the pet being allowed in the unit.

8. Pet Deposits or Pet Fees must be current in accordance with the pet provisions.

9. There is a limit on the number of pets and the resident is in compliance with all provisions. Pregnant animals are not eligible as pets.

10. Registration must be renewed and will be coordinated with the renewal of the dwelling lease.
11. No visiting pets are allowed on THA property. Pets, which are not owned by a resident, will not be allowed on THA property. Residents are prohibited from feeding or harboring any stray animals. This rule excludes visiting pet programs sponsored by a human society or non-profit organization.

1. If the pet is a dog, it shall not weigh more than 25 pounds (fully grown) and stand no more than 20 inches in height from the front shoulder of the animal.

2. Must adhere to the breed restrictions in this policy.

3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance. Proof of updated inoculations must be submitted annually.

4. Doghouses located outside any dwelling unit are prohibited.

1. The weight of a cat cannot exceed fifteen (15) pounds (fully-grown).

2. The resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Litter boxes must be changed twice per week at a minimum. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate, become odorous, to become unsightly, or unsanitary.

3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance. Proof of updated inoculations must be submitted annually.

**Dog/Cat - Spaying and Neutering**

If the pet is a dog or cat, it must be spayed/neutered by six months of age. Evidence of spaying/neutering can be proved by a statement/bill from a licensed veterinarian and/or staff of the Humane Society or by means of the veterinarian certification provided for on THA PET Form 5, (Exhibit #4).

1. Maximum number: 2
2. Must been closed in a cage at all times.

If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The resident is limited to one container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner. Residents shall be responsible for any damage caused by leakage or spillage from the aquarium or fish bowl. The aquariums must be on a provable stand that is stable and cannot be easily pushed over.

**Rodents or Rabbit** (Guinea pig, hamster, rabbit, or gerbil ONLY; mice and rats are not allowed.)

1. Maximum number: 2

2. Must be enclosed in an acceptable cage at all times. Must have any or all inoculations as specified now or in the future by State law or local ordinance. Proof of updated inoculations must be submitted annually.

**Turtles**

1. Maximum number: 2

2. Must be enclosed in an acceptable cage at all times

**Inoculation/sVaccinations**

If the pet is a cat, dog, or other four-legged animal, it must have received rabies and distemper inoculations or boosters, as applicable. The resident shall provide the THA with evidence of inoculations certified by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law. Said certification may be provided on the veterinarian's statement/bill or on THA PET Form #5 (Exhibit 4).

**Licensing**

1. Licensing of all dogs shall be required in accordance with applicable State and local law on an annual basis. The dog must always wear a license with owner's name, address, and telephone number.

2. In the event that applicable State or local law changes with reference to licensing of...
any and all pets, THA will require its residents to comply upon appropriate notice.

Sanitary Conditions

The pet rules shall prescribe sanitary standards to govern the disposal of pet waste. These rules are as follows:

- Resident shall be responsible for immediately disposing of all animal waste excreted inside the development building or on the development grounds.
- Pet waste may be disposed in designated areas for the development (pet waste stations, trash can, or dumpsters).
- Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster or properly disposed.
- Poorly disposed waste or improper disposal of waste will not be tolerated and will be subject to a $25.00 charge per incident.
- Each time a pet owner fails to remove pet waste in accordance with this rule, a $25.00 charge will be levied to the resident’s account.
- Conditions outlined in Cats #2, above, pertaining to cat waste shall also prevail.
- Any expenses of flea disinfections or other treatments shall be the responsibility of the lease holder.

Refusal to Register Pets

THA will refuse to register a pet if:

1. The pet is not a common household pet as defined in this policy;
2. Keeping the pet would violate any Pet Rules;
3. The pet owner fails to provide complete pet registration information or fails to update the registration annually;
4. THA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet’s temperament and behavior may be considered as a factor in determining the pet owner’s ability to comply with provisions of the lease.
5. Pets of a known vicious or dangerous disposition, i.e. Pit bulls, Doberman pinchers. The notice of refusal may be combined with a notice of a pet violation. A resident who cares for another resident’s registered pet must
notify THA and in advance agree to abide by all of the pet rules in writing

**General Provisionson Pets**

1. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet.

2. Costs incurred by THA for extermination of fleas, ticks, and other animal related pests, will be deducted from the pet security deposit after either the pet is removed or the resident vacates. Residents are encouraged to use flea controls to get rid of fleas and other animal-related pests on an "as needed" basis.

3. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but is not limited to: barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The THA will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

4. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership.

5. Pets may not be bred or used for any commercial purposes on THA property.

**CONTROL OF ANIMAL**

1. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a chain leash no longer than five (5') feet and kept off lawns designated to other residents. Retractable leashes are prohibited. Animals cannot be tied on THA property - for example - tied to clothes pole, fixture or tree.

2. All authorized pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. THA staff will contact the local Humane Society or Animal Control Officer in the event pets are found to be unleashed, or leashed and unattended, on THA property. It shall be the responsibility of the resident to reclaim the pet and at the expense of the resident.

3. The resident pet owner shall have canine pets restrained so that maintenance or
inspection can be performed in the dwelling unit. The resident shall whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person or inspector enters an apartment where an animal is not restrained, maintenance shall not be performed, and the resident pet owner shall be charged a fee of $25.00. Repeated violations shall be considered a lease violation subject to termination of the dwelling lease and/or if the situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and reported to the local Humane Society for removal. It shall be the responsibility of the resident pet owner to reclaim the pet at the expense of the resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to its maintenance, inspections, or other activities.

**Designation of NoPet Areas**

The following areas are designated as no-pet areas:

1. Nutrition sites
2. Community Service Buildings
3. Property Offices and Recreation areas
4. Pets are not allowed to roam common areas in or outside of any THA Property

**D. UNATTENDED ANIMALS**

Pet(s) may not be left unattended for more than eight (8) consecutive hours. If it is reported to THA staff that a pet has been left unattended for more than a eight-(8) hour period, THA staff may enter the unit and remove the pet and transfer the pet to the humane society or appropriate agency. Any expense to remove and reclaim the pet from any facility will be the responsibility of the resident.

**E. PROHIBITED PETS**

1. THA will forbid the following kinds of animals from being kept as pets on any of its properties: Pit bull, Rottweiler, German Shepherd, Chow, Doberman Pinscher or any species considered vicious, intimidating, or kept for the purpose of training for fighting or wagering of bets (i.e. roosters for "cockfighting" etc.). THA forbids the keeping of animals that have had their vocal cords cut, by a process commonly known as "debarking."

2. Exotic pets or barnyard animals are prohibited. (Snakes and reptiles are considered exotic pets.) (exception is a small horse that is a reasonable accommodation service animal)
1. Animals who would be allowed to produce offspring for sale.

4. Wild animals, feral animals, and any other animals that are unmanageable to routine human handling.

5. Animals of species commonly used on farms.


7. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.

8. Pot-bellied pigs or goats.


10. The following restrictions apply to pets, based on weight, size and inherent dangerousness, including prohibitions against the keeping of:
   - Any animals whose weight could exceed the policy maximum weight and size by adulthood.
   - Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bite and lacerations.
   - Hedgehogs or other animals whose protective instincts and natural body armor produce a risk to children of serious puncture injuries.
   - Chicks or other animals that pose a significant risk of salmonella infection to those who handle them.
   - Pigeons, doves, mynah birds, psittacosis birds, and birds of other species that are hosts to the organisms causing psittacosis in humans.

   Tenants must adhere to the restrictions on numbers and types of pets.

F. PET POLICY VIOLATION PROCEDURES

THA reserves the right to require residents to remove any pet from the premises whose conduct (noise, biting, breeding, etc.) or condition is duly determined to constitute a nuisance or a threat to the health or safety of the other occupants or pets of the development, neighbors, staff, or visitors. THA reserves the right to remove such a pet in the event that the pet owner does not or cannot remove the pet.

Notice of Pet Policy Violation

If THA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets:

- THA may serve a written notice of Pet Policy violation on the pet owner in accordance
with the dwelling lease. The notice of pet rule violation must:

1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;

2. State that the pet owner has five (5) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation;

3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

4. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

**Pet Policy Violation Private Conference**

If the pet owner makes a timely request for a private conference to discuss an alleged Pet Policy violation, THA shall establish a mutually agreeable time and place for the private conference but no later than three (3) days from the effective date of service of the notice of Pet Policy violation.

At the pet rule violation private conference, the pet owner and THA representative shall discuss any alleged Pet Policy violation and attempt to correct it. THA may, as a result of the meeting, give the pet owner additional time to correct the violation.

**Notice for Pet Removal**

If the pet owner and THA are unable to resolve the Pet Policy violation at the pet rule violation private conference, or if a representative of THA staff determines that the pet owner has failed to correct the Pet Policy violation within any additional time provided herein, the THA may serve a written notice on the pet owner in accordance with Section of the Dwelling Lease or at the private conference, if appropriate, requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the Pet Policy or rules that have been violated;

2. State that the pet owner must remove the pet within five (5) days of the effective date of service of the notice of pet removal (or the private conference, if notice is served at the private conference); and

3. State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.
Initiation of Procedures to Remove a Pet or Terminate the Pet Owner's Tenancy

THA may not initiate procedures to terminate a pet owner's tenancy based on a Pet Policy violation, unless:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the applicable time period specified in this section (including any additional time permitted by the owner); and

2. The Pet Policy violation is sufficient to begin procedures to terminate the pet owner's tenancy under the terms of the lease and applicable regulations.

THA may initiate procedures to remove an animal for a threat to health and safety at any time, in accordance with the provisions of applicable State or local law.

G. SCHEDULE OF PET FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE

(A Pet Fee is required for each pet at the time of registration)

<table>
<thead>
<tr>
<th>Type of Pet</th>
<th>Fee</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dog</td>
<td>$300</td>
<td>$0</td>
</tr>
<tr>
<td>Cat</td>
<td>$300</td>
<td>$0</td>
</tr>
<tr>
<td>Fish Aquarium</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Fish Bowl (Requires no power and no larger than two gallons)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Caged Pets</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Note: The above schedule is applicable for each pet; therefore, if a resident pet owner has more than one pet he or she must pay the applicable fee and deposit for each pet.

ALL PET AGREEMENTS SIGNED WITH RESIDENTS OF THA PRIOR TO THE ADOPTION OF THIS POLICY ARE NOT SUBJECT TO PAYING ADDITIONAL DEPOSIT AMOUNTS OR FEE REQUIREMENTS. RESIDENTS SIGNING PET POLICY ADDENDUM'S FOLLOWING THE ADOPTION OF THIS POLICY WILL BE SUBJECT TO PAYING FEES FOR ANY NEW OR ADDITIONAL PETS.

The entire fee (subject to the exception listed below) must be paid prior to the execution of the Pet Policy Addendum or in accordance with this policy. No pet shall be allowed in the unit prior
Tampa Housing Authority
Adopted by Commission:
Last Revision:

Pet Policy and Procedures

To the completion of the terms of this Pet Policy.

The Pet fee shall be paid at the time of approval of the pet and all proof of inoculations and other requirements shall be made available to the THA at such time. The Pet Fee is not reimbursable nor will it be prorated in the event of move-out. If required, the pet deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE PET FEE.

Pet Deposits - if required

THA will allow lump sum payment of the deposit prior to the approval of the pet:

- THA reserves the right to change or increase the required deposit by amendment to these rules.
- THA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.
- THA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.
- THA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, THA will provide a meeting to discuss the charges.

All reasonable expenses incurred by THA as a result of damages directly attributable to the presence of the pet in the property will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;
- Fumigation of the dwelling unit;
- Common areas of the property.

Pet Deposits are not a part of rent payable by the resident.

Any damage to the apartment, building, grounds, flooring, walls, trim, finishes, tiles, carpeting, or stains thereon, will be the full responsibility of the resident and the resident agrees to pay any costs involved in restoring the apartment to its original condition.

If THA finds a residual odor problem left in the apartment, the resident agrees to pay for the cost of any and all materials or chemicals needed to repair to remove the odor. If odor removal fails, the resident agrees to pay for replacement of carpeting, padding, wallboard, baseboard, etc., as is deemed necessary. The resident also agrees to abide by management's decision as to what is
necessary.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a serious violation of the lease and this Addendum and the THA will issue a termination notice.

It is understood and agreed that THA is not responsible for any damages caused by the pet including but not limited to: bites and scratches to residents, neighbors, visitors, staff, THA contractors, and others who are lawfully on the THA’s premises or other pets or service animals.
PET POLICY ADDENDUM TO LEASE

THA

This Addendum is being executed in Accordance with the terms of the Dwelling Lease.

Section I. Pet Ownership

A resident may own one or more common household pets or have one or more common household pets present in the dwelling unit of such resident, subject to the following conditions:

1. Each head of household may own up to the limit of pets under the THA policy. THA shall only allow one 4-legged pet per household.

2. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months. The evidence can be provided by a statement/bill from a veterinarian, certified on THA Form #5, and/or staff of the local humane society. Evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. The weight of a cat cannot exceed fifteen (15) pounds (fully grown). The weight of a dog cannot exceed twenty-five (25) pounds (fully grown).

3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

4. If the pet is a fish, the aquarium must be twenty (20) gallons or less, and the container must be placed in a safe location in the unit. The Resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

5. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian, certified on THA Form #5, or by staff of the Humane Society and must be provided before the execution of the Pet Policy Addendum.
6. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Resident’s lawns. Also, all pets must wear collars with identification and licensed at all times. Pets without a collar will be picked-up immediately by the Humane Society, county dog warden, or other appropriate agency.

7. All pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult lease holder. Pets, which are unleashed, or leashed and unattended, on housing authority property, may be impounded and reported to the local Humane Society, dog warden or other appropriate agency for pick-up. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident.

8. Pet(s) may not be left unattended for more than eight (8) consecutive hours. If it is reported to THA staff that a pet(s) has been left unattended for more than an eight (8) consecutive hour period, THA staff may enter the unit with the humane society, dog warden or other appropriate agency to pick-up the animal. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Resident. In the case of an emergency, THA will work with the resident to allow no more than 24 hours for the resident to make accommodations for the pet.

9. Pet(s), as applicable, must be weighed by a veterinarian or staff of the Humane Society. A statement containing the weight of the pet must be provided to THA prior to the execution of this agreement and upon request by the THA at any time following the inception of the Pet Policy Addendum.

10. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit in accordance with the provisions of THA’s Pet Policy.

11. Prohibited Animals: Animals or breeds of animals that are considered by THA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman Pinscher, Pit Bulldog, German Shepherd, Chow, and/or any animal that displays vicious behavior. This determination will be made by a THA representative prior to the execution of this lease addendum.
12. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The THA will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

13. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the THA will notify the tenant, in writing, that the animal must be removed from the development, within five (5) days of the date of the notice from THA. If a PBV tenant, the Resident may request an informal review, which will be handled according to THA's established review procedure. The pet may remain with the resident during the hearing process unless THA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by THA, the pet must be immediately removed from the unit upon receipt of the notice from THA.

14. The Resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the Housing Authority staff is required to clean any waste left by a pet, the Resident will be charged $25 for the removal of the waste.

15. The Resident shall have pets restrained so that maintenance or inspection can be performed in the apartment. The Resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person or inspector enters an apartment where an animal is not restrained, maintenance or inspection shall not be performed, and the Resident shall be charged a fee of $25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers and taken to the local Humane Society or dog warden. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections, or other activities of the landlord.

16. Pets may not be bred or used for any commercial purposes on TBA property.
Section II. SCHEDULE OF FEES AND DEPOSITS

FEE AND DEPOSIT SCHEDULE

(A Pet Fee and/or Deposit is required for each pet)

<table>
<thead>
<tr>
<th>Type of Pet</th>
<th>Fee</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dog</td>
<td>$300</td>
<td>$0</td>
</tr>
<tr>
<td>Cat</td>
<td>$300</td>
<td>$0</td>
</tr>
<tr>
<td>Fish Aquarium</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Fish Bowl (Requires no power and no larger than two gallons)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Caged Pets</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Note: The above schedule is applicable for each pet; therefore, if a resident has more than one pet he or she must pay the applicable annual fee and deposit for each pet. Annual fees will be due each year on the anniversary date of signing the Pet Addendum.

The entire fee (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The fee shall be paid at the time of the pet approval and all proof of inoculations and other requirements shall be made available to the Housing Authority at such time. The pet fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE PET FEE.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a serious violation of the lease and this Addendum and the Housing Authority will issue a termination notice.

It is understood and agreed that THA is not responsible for any damages caused by the pet including but not irrupted to: bites and scratches to residents, neighbors, visitors, staff, THA contractors, and others who are lawfully on the THA’s peruses or other pets or service animals.
RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I/we the undersigned, hereinafter "I," agree to the following:

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay THA for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless THA for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable fee of $300 to cover some of the additional operating cost incurred by the THA. I also understand that this fee is due and payable prior to the execution of this lease addendum.

I agree to pay a refundable pet deposit of $ to THA. The Fee and initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by THA at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of my occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to me after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE THA AT THE RENEWAL OF THE LEASE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE THA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE THA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THA STAFF OF THE PET(S) FOR DOCUMENTATION. THE PICTURE WILL BE MAINTAINED IN THE RESIDENT'S FILE WITH THE APPROPRIATE THA MANAGEMENT OFFICE.

______________________________    ________________
Head of Household (Undersigned)    Date

______________________________    ________________
Housing Authority Representative    Date

Management Plan
Resolution No. 2020-4154
Exhibit "1"

Preliminary Request for a Reasonable Accommodation

Lease holder/Resident/Advocate Name: __________________________ Last 4 digits S.S. #: __ __ __

Current Address: ___________________________________________ Move-In Date: __ __ __

# of Bedrooms: __ Member of Household Accommodation is requested for: __ __ __ __ __ __ __

A reasonable accommodation is needed because:

The accommodation will:

____ Help you live in the housing or take part in THA's program;

____ Help you meet the lease requirements of THA's program;

____ Help you meet other requirements of THA's program.

Do not tell the THA the name of your disability or the nature or extent of your disability.

Physician/Health Care Provider name, address and telephone number:

____________________________________________________________________________________

Other comments you would like to make regarding this request:

____________________________________________________________________________________

By signing below you confirm the accuracy of the information submitted above. You will be mailed by the THA an "Authorization for Release of Medical Information" which will be forwarded to your physician. Your physician will then be required to confirm your eligibility and justify your request for THA.

Once this process has been completed, THA will be in contact with you regarding the status of your request, which is based on medical reasons.

_________________________________________________________ _______ ___________  ________
Leaseholder/Resident Signature Phone Number Date of
Request

Do not write below line
For Office Use Only

TH A’s Signature: __________________________

Date Received by THA: __________________________

Date Authorization for Release of Medical Information sent to Leaseholder/Resident: __________________________

Date Medical Justification Letter sent to physician/healthcare provider: __________________________

THA Pet Form 1

07/16
Exhibit "2"

AUTHORIZATION FOR RELEASE OF MEDICAL INFORMATION

To: __________________________________________

___________________________________________

(Name & Address of Medical Provider)

RE: _________________________________________

The undersigned hereby authorizes you to verify, to the THA, whether the undersigned is an individual with handicaps as defined by 24 CFR 8.3. The undersigned also authorizes you to disclose to the THA, the undersigned’s need, if any, for an accessible feature (reasonable modification) to the undersigned’s unit and/or a change in THA’s policies and/or procedures (reasonable accommodation) so that the undersigned may have an equal opportunity to use and enjoy his/her dwelling unit. The undersigned further authorizes you to disclose, to the THA, exactly what is requested to accommodate the limitations imposed by the undersigned’s handicaps, if any. However, you are not authorized to provide access to confidential medical records or disclose the specific handicaps to the THA.

I hereby waive and release you from any restrictions imposed by law in disclosing any professional observation or communication to the THA that is within the scope of this authorization.

__________________________________________

Date Signature

Management Plan

Resolution No. 2020-4154
DEFINITIONS

To: Doctor/Other Qualified Person

Pursuant to 24 CFR 8.3, the definition of an individual with handicaps is provided below:

Individual with handicaps means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment. For purposes of employment, this term does not include: Any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from performing the duties of the job in question, or whose employment, by reason of current alcohol or drug abuse, would constitute a direct threat to property or the safety of others; or any individual who has a currently contagious disease or infection and who, by reason of such disease or infection, would constitute a direct threat to the health or safety of other individuals or who, by reason of the currently contagious disease or infection, is unable to perform the duties of the job. For purposes of other programs and activities, the tenant does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.

As used in this definition, the phrase:

(a) Physical or mental impairment includes:

(1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical defect affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or

(2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness and specific learning disabilities. The term physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

(b) Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

(c) Has a record of such an impairment means has a history of or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

(d) Is regarded as having an impairment means:

(1) Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation;

(2) Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or

(3) Has none of the impairments defined in paragraph (a) of this section but is treated by a recipient as having such an impairment.
Tampa Housing Authority
Adopted by Commission:
Last Revision:

Exhibit "4"
THA PET Form #5
Revised July 2016

PET OCCUPANCY REQUEST/REGISTRATION FORM

Resident
Name:

Resident
Address:

Resident
Home
Phone
Number:

Resident
Work
Phone
Number:

Two
Alternate
Pet
Contacts:

Address
of
alternate
pet
care
givers:

Home Phone Number: ____________ Work Phone Number: ____________
(List more than one, if applicable)

(To be completed by Veterinarian)

PET OCCUPANCY REGISTRATION FORM

Description of Pet:

Name: __________________________ Breed: _______ _______

Age: _______ _______ Color: _______________________

Additional Markings/Information: ___________________________________________

________________________________________

Height: __________________________ Weight: __________________________

Projected Weight at full growth: ______________

License No.: ____________

Copy of License/Tag obtained: Yes ___ No ___

Picture of Pet is to be attached to this form.

Veterinarian Information/

Certifications: Resolution No. 2020-4154
Tampa Housing Authority
Adopted by Commission:
Last Revision:

Name of Veterinarian:
Address:
Phone No.:
Certification of Inoculations:
Dated:
Date spayed or neutered:

Signature of Veterinarian — — — — — Date — — — —
How long has resident owned this pet? — — — — —
Has your pet lived in rental housing before? Yes No
If so, fill in the following:
Name of apartment complex:
Manager's Name:
Phone No.: — — — — — — — — — — — — — — — — — — —

Registration of all pets must be submitted to the Management Office before the pet is permitted on the premises.

Signature Date
(For THA use only)

Pet Photographed by:

THA Staff

Resident has paid the appropriate Pet Deposit or Fee for the pet(s) being registered.

Yes — No — — — — Date

Pet identification sticker affixed to unit door/window: Management Plan

By: ______________ THA STAFF __________ DATE
Photo to be affixed here & filed with the agreement
ATTACHMENT H
Rental Assistance Demonstration (RAD)
The Housing Authority of the City of Tampa, Florida is amending its Annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of the City of Tampa, Florida will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in PBV: Section 1.6.C & Section 1.6.D of PIH Notice 2012-32, REV-3. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the City of Tampa, Florida certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authority of the City of Tampa, Florida with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Authority of the City of Tampa, Florida may also borrow funds to address their capital needs. The Housing Authority of the City of Tampa, Florida will also be contributing Operating Reserves in the amount of $987,909, Replacement Housing Factor (RHF) Funds in the amount of $1,900,093.19 towards the conversion.
Below, please find specific information related to the Public Housing Developments selected for RAD:

**The Boulevard at West River**

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Boulevard Homes</td>
<td>FL003000001</td>
<td>PBV</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>Total Units:</th>
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<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
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<tbody>
<tr>
<td>Studio/Efficiency</td>
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<td></td>
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</tr>
<tr>
<td>One Bedroom</td>
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<td>13</td>
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<tr>
<td>Two Bedroom</td>
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<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Six Bedroom</td>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
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## Cedar Pointe Apartments

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<th>Bedroom Type</th>
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<th>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
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<tbody>
<tr>
<td>Studio/Efficiency</td>
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<tr>
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<td>13 Tax Credit/6 Market Rate</td>
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# Tempo at Encore

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<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
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<td>10</td>
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<td>Five Bedroom</td>
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<tr>
<td>Six Bedroom *</td>
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(If performing a Transfer of Assistance)  
(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
### Mary Bethune Hirise

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<th>Name of Public Housing Project:</th>
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<td>Studio/Efficiency</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>144</td>
<td>144</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
## Renaissance at West River

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Boulevard Homes</td>
<td>FL.003000001</td>
<td>PBV</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
</tr>
</thead>
<tbody>
<tr>
<td>160</td>
<td>Family</td>
<td>Family</td>
<td>$0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>136</td>
<td>136</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>24</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(If performing a Transfer of Assistance) (Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
### J.L. Young Apartments, Inc

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
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<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.L. Young Gardens</td>
<td>FL003000012</td>
<td>PBV</td>
<td>N/A</td>
</tr>
<tr>
<td>J.L. Young Annex</td>
<td>FL003000023A</td>
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<table>
<thead>
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<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
</tr>
</thead>
<tbody>
<tr>
<td>450 Converted in 2017</td>
<td>Elderly/Disable</td>
<td>Elderly/Disable</td>
<td>$0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td>266</td>
<td>265</td>
<td>Offline unit is an office for the PPS case manager.</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>184</td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

*(If performing a Transfer of Assistance)* (Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
## Reed at Encore

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reed at Encore</td>
<td>FL0030000045</td>
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</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
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<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>158</td>
<td>Elderly/Disable</td>
<td>Elderly/Disable</td>
<td>$0</td>
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</table>

### Bedroom Type

<table>
<thead>
<tr>
<th>Studio/Efficiency</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>133</td>
<td>12</td>
<td>121 Other Affordable</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>25</td>
<td>2</td>
<td>23 Other Affordable</td>
</tr>
<tr>
<td>Three Bedroom</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(If performing a Transfer of Assistance) (Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
## Trlo at Encore

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trio at Encore</td>
<td>FL003000041</td>
<td>PBV</td>
<td>N/A</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>141 Converted in 2017</td>
<td>Family</td>
<td>Family</td>
<td>$0</td>
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</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>35</td>
<td>12</td>
<td>7 Market Rate/16 Other Affordable</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>90</td>
<td>20</td>
<td>30 Market Rate/40 Other Affordable</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>13</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>
# Ella at Encore

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ella at Encore</td>
<td>FL003000042</td>
<td>PBV</td>
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</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
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<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>160</td>
<td>Elderly/Disable</td>
<td>Elderly/Disable</td>
<td>$0</td>
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</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>120</td>
<td>24</td>
<td>96 Other Affordable</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>40</td>
<td>8</td>
<td>32 Other Affordable</td>
</tr>
<tr>
<td>Three Bedroom</td>
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<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
# Robles Park Village, LLC

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robles Park Village</td>
<td>FL.003000008</td>
<td>PBV</td>
<td>N/A</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>432</td>
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<td>Family</td>
<td>$0</td>
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</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td>64</td>
<td>64</td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>210</td>
<td>210</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>116</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>39</td>
<td>38</td>
<td>Room converted into a resident council unit.</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(If performing a Transfer of Assistance) (Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
## Seminole Park Apartments, LLC

<table>
<thead>
<tr>
<th>Name of Public Housing Project:</th>
<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seminole Park Moses White</td>
<td>FL003000015 FL003000041</td>
<td>PBV</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>169 Converted in 2016</td>
<td>Family</td>
<td>Family</td>
<td>$0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>82</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>47</td>
<td>47</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
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<td>0</td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
<td>N/A</td>
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</table>
## Shimberg Estates

<table>
<thead>
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<th>PIC Development ID:</th>
<th>Conversion type:</th>
<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shimberg Estates</td>
<td>FL003000026B</td>
<td>PBV</td>
<td>N/A</td>
</tr>
<tr>
<td>Squire Villa</td>
<td>FL003000015A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Blythe Andrews</td>
<td>FL003000026A</td>
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</table>

<table>
<thead>
<tr>
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<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
<tr>
<td>165</td>
<td>Family</td>
<td>Family</td>
<td>$0</td>
</tr>
<tr>
<td>Converted in 2016</td>
<td></td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>70</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>38</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>37</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>14</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
</tr>
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</table>
### Scruggs Manor

<table>
<thead>
<tr>
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<th>PIC Development ID:</th>
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<th>Transfer of Assistance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scruggs Manor</td>
<td>FL003000023B</td>
<td>PBV</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>FL0030000017</td>
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<table>
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<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
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</thead>
<tbody>
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<td>116 Converted in 2016</td>
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<td>$0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>90</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>26</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Six Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(If performing a Transfer of Assistance)</td>
<td>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Name of Public Housing Project:</td>
<td>PIC Development ID:</td>
<td>Conversion type:</td>
<td>Transfer of Assistance:</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------------</td>
<td>-----------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>AZEELE, SOHO, ST LOUIS/ST CONRAD, ARBORS BAY CEIA</td>
<td>FL003000025 FL003000125</td>
<td>PBV</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Units:</th>
<th>Pre- RAD Unit Type:</th>
<th>Post- Unit Type:</th>
<th>Capital Fund Allocation of Development:</th>
</tr>
</thead>
<tbody>
<tr>
<td>191 Converted in 2016</td>
<td>Family</td>
<td>Family</td>
<td>$0</td>
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</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units per Bedroom Type and Why (DeMinimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>68</td>
<td>68</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>108</td>
<td>108</td>
<td></td>
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<tr>
<td>Three Bedroom</td>
<td>15</td>
<td>15</td>
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<tr>
<td>Four Bedroom</td>
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<tr>
<td>Five Bedroom</td>
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<tr>
<td>Six Bedroom</td>
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<td></td>
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</tbody>
</table>

(If performing a Transfer of Assistance) (Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A
The following are the provisions of PIH-2012-32 (HA), REV-3 Section 1.6.C & Section 1.6.D., incorporated hereby as a whole.

C. PBV Resident Rights and Participation.

1. No Rescreening of Tenants upon Conversion. Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.¹ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.²

2. Right to Return. See section 1.4.A.5(ii) and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident’s right to return.

3. Renewal of Lease. Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

4. Phase-in of Tenant Rent Increases. If a tenant’s monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements

¹ These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.
² For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.
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for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “Calculated PBV TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP

Five Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP

For example, where a resident’s most recently paid TTP is $100, but the Calculated PBV TTP is $200 and remains $200 for the period of the resident’s occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident’s contribution would increase by 33% of $100 to $133. At the second AR, the resident’s contribution would increase by 50% of the $66 differential to the standard TTP, increasing to $166. At the third AR, the resident’s contribution would increase to $200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.
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- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

*Please Note:* In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

5. **Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants’ contracts of participation, and the alternative requirements established in the “Waivers and Alternative Requirements for the FSS Program” Federal Register notice, published on December 29, 2014, at 79 FR 78100. Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.


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4 The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.
Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner’s lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be:
   a. A reasonable period of time, but not to exceed 30 days:
      i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
      ii. In the event of any drug-related or violent criminal activity or any felony conviction;
   b. Not less than 14 days in the case of nonpayment of rent; and
   c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.
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For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual’s lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident’s rights, obligations, welfare, or status.
   i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
   ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.

b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.

c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA’s Section 8 Administrative Plan.

8 Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to

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§ 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.
continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

9. Jobs Plus. Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary’s discretion, choose to end the Jobs Plus program at that project.

10. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit’s occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family’s TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family’s TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family’s TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family’s TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family’s TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.\textsuperscript{6} In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

\textsuperscript{6} For example, a public housing family residing in a property converting under RAD has a TTP of $600. The property has an initial Contract Rent of $500, with a $50 Utility Allowance. Following conversion, the residents is still responsible for paying $600 in tenant rent and utilities.
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Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission’s TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where “floating” units have been permitted, Section 1.6.B.10 of this Notice.

11. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

D. PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. Additional Monitoring Requirement. The Owner must submit to the administering PHA and the PHA’s Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.7

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3). This section has been moved to 1.4.A.13 and 1.4.A.14.

4. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions

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7For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.
Rental Assistance Demonstration (RAD)

will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

i. Transferring an existing site-based waiting list to a new site-based waiting list.

ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.

iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.

iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

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 shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) 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 list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio
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stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP). 8

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

6. **Agreement Waiver.** This section has been moved to 1.6.B.8.

7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC.

8. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the “year of conversion”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of

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funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR $ 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

9. Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households
were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

10. Reserve for Replacement. The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.

Site Selection and Neighborhood Standards Review
The RAD conversion complies with all applicable site selection and neighborhood review standards and all appropriate procedures have been followed.

Relocation Plans
It is possible that the RAD conversion may relocate residents temporarily or permanently. If so, relocation plans consistent with the Accessibility and Relocation Checklist will be submitted with the Financing Plan.

Significant Amendment Definition
As part of the Rental Assistance Demonstration (RAD), the Housing Authority of the City of Tampa, Florida is redefining the definition of a significant amendment from the PHA Plan to exclude the following RAD-specific items:
   a. The decision to convert to Project Based Voucher (PBV) assistance;
   b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
   c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
   d. Changes to the financing structure for each approved RAD conversion.