FY
2027

DRAFT PHA ANNUAL PLAN

PINELLAS COUNTY HOUSING AUTHORITY
11479 ULMERTON ROAD, LARGO, FL 33778

Streamlined Annual PHA Plan *(Small PHAs)*	**U.S. Department of Housing and Urban Development Office of Public and Indian Housing**	**OMB No. 2577-0226 Expires: 09/30/2027**

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

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

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

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

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

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Pinellas County Housing Authority **PHA Code**: FL062 **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 146 **Number of Housing Choice Vouchers (HCVs)** 3970 **Total Combined** 4116 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The Pinellas County Housing Authority (PCHA) will hold a Public Hearing regarding the DRAFT Agency Annual Plan for Fiscal Year 2027. The Public Hearing will be held Wednesday, August 26, 2026 at 10:00 A.M. at the PCHA Central Office located at 11479 Ulmerton Road, Largo, FL 33778. The DRAFT 2027 Agency Annual Plan is available for public review and inspection at the following locations: (1) PCHA Central Office – 11479 Ulmerton Road, Largo, FL 33778, (2) Rainbow Village Apartments (Public Housing) – 12301 134th Avenue North, Largo, FL 33774, (3) Pinellas Heights Senior Apartments (Public Housing) – 11411 Ulmerton Road, Largo, FL 33778, (4) Lakeside Terrace Apartments (RAD PBV) – 4200 62nd Avenue North, Pinellas Park, FL, (5) Landings at Cross Bayou Apartments (RAD PBV) – 6835 54th Avenue North, St. Petersburg, FL 33709, and (6) Online – www.pinellashousing.com. Public Housing residents, Housing Choice Voucher and Project-Based Voucher participants, the Resident Advisory Board, and members of the general public are encouraged to attend the Public Hearing. In addition, suggestions, recommendations, and comments regarding the DRAFT 2027 Agency Annual Plan may be submitted in writing by email: mlampley@pinellashousing.com and mail: Pinellas County Housing Authority, 11479 Ulmerton Road, Largo, FL 33778, Attn: Michelle Lampley. All written comments must be received no later than 5:00 p.m. on September 17, 2026. Persons with disabilities who require an accommodation in order to participate in this proceeding are entitled to assistance at no cost. Requests for accommodation must be made within two (2) working days of receipt of this notice by contacting Michelle Lampley at (727) 443-7684 ext. 3137 or via TDD at (800) 955-8770 / TTY at (800) 955-8771.

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. **Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 **Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N
☐ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐ ☐ Financial Resources.
☐ ☐ Rent Determination.
☐ ☐ Homeownership Programs.
☐ ☐ Substantial Deviation.
☐ ☐ Significant Amendment/Modification.

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

	(c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☐ Choice Neighborhoods Grants. ☐ ☐ Modernization or Development. ☐ ☐ Demolition and/or Disposition. ☐ ☐ Conversion of Public Housing to Tenant Based Assistance. ☐ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☐ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☐ Project Based Vouchers. ☐ ☐ Units with Approved Vacancies for Modernization. ☐ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

B.4 **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

HUD 5-Year Action Plan (2023-2027) – Approved in EPIC on 1/5/2023 by Georgia Walton.

B.5 **Most Recent Fiscal Year Audit**.

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

Y N
☐ ☐

(b) If yes, please describe:

Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

B.1 **New Activities**

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

Y N
☑ ☐ Choice Neighborhoods Grants.
☑ ☐ Modernization or Development.
☑ ☐ Demolition and/or Disposition.
☐ ☑ Conversion of Public Housing to Tenant-Based Assistance.
☐ ☑ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☑ Homeownership Program under Section 32, 9 or 8(Y)
☑ ☐ Project Based Vouchers.
☐ ☑ Units with Approved Vacancies for Modernization.
☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HUD 5-Year Action Plan (2023-2027) – Approved in EPIC on 1/5/2023 by Georgia Walton.
C	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** 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.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and or 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 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

B.1 Revision of Existing 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."

☐ **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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. 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 903.2(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 maintaining 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)).

☐ **Homeownership Programs**. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.12(b)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable 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."

☐ **Choice Neighborhoods Grants. 1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4.

☐ **Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing projects owned by the PHA and subject to ACCs (including name, 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. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe **(1)** any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to 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 the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** 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 Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or 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(k)).

☐ **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 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3)).

☐ **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 990.145(a)(1).

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

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B.3 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 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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 903.7(p)).

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

B.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable 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."

☐ **Choice Neighborhoods Grants. 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4.

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe **(1)** any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to 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 the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** 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 Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or 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(k)).

☐ **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 24 CFR 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **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 990.145(a)(1).

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

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. 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. (24 CFR 903.15). 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

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

I, **Gregg Mims** , the **Director**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **FL062 - PINELLAS COUNTY HOUSING AUTHORITY** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
Pinellas County and City of Largo
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

The Pinellas County Housing Authority (PCHA) certifies that the 2027 Annual PHA Plan is consistent with the goals and strategies of the Pinellas County and City of Largo 2025-2029 Consolidated Plan, including its priorities for the preservation and production of affordable/public housing (Goals 6 & 7), rental assistance (Goal 9), homeownership opportunities (Goal 8), and accessibility and capital improvements to public housing, which were identified through direct consultation between PCHA and Pinellas County during the Consolidated Plan process.

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

Name of Authorized Official: **Gregg Mims**	Title: **Director**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Form identification: FL062 - PINELLAS COUNTY HOUSING AUTHORITY form HUD-50077-SL (Form ID - 7634) printed by Jasamine Randle in HUD Secure Systems/Public Housing Portal at 08/08/2026 11:54AM EST

Certifications of Compliance with PHA Plan and Related Regulations *(Small PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires: 09/30/2027**

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027*, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last
   Annual PHA Plan (check all policies, programs, and components that have been changed):

___903.7a Housing Needs
___903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
___903.7c Financial Resources
___903.7d Rent Determination Policies
___903.7h Demolition and Disposition
___903.7k Homeownership Programs
___903.7r Additional Information
    ___A. Progress in meeting 5-year mission and goals
    ___B. Criteria for substantial deviation and significant amendments
    ___C. Other information requested by HUD
        ___(1) Resident Advisory Board consultation process
        ___(2) Membership of Resident Advisory Board
        ___(3) Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

6. 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For a PHA Plan that includes a policy for site-based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
   - 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 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. 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.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Pinellas County Housing Authority
PHA Name

FL062
PHA Number/HA Code

☐ 5-Year PHA Plan for Fiscal Years 20____ - 20____

☐ Annual PHA Plan for Fiscal Year 20 27

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

Name of Executive Director: Neil Brickfield	Name of Board Chairman: Chloe Firebaugh
Signature: Date:	Signature: Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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PUBLIC NOTICE / AVISO PÚBLICO

English

Public Notice is hereby given that the Pinellas County Housing Authority (PCHA) will hold a Public Hearing regarding the DRAFT Agency Annual Plan for FY 2027.

The Public Hearing will be held Wednesday, August 26, 2026 at 10:00 a.m. at the Pinellas County Housing Authority's Central Office located at 11479 Ulmerton Road, Largo, FL 33778.

The Draft of the aforementioned 2027 Agency Plan is now available for review and public inspection and can also be obtained on the PCHA's website at www.pinellashousing.com, at the PCHA's Public Housing Sites and PCHA's Central Office.

Public Housing residents, Housing Choice Voucher, Project Based Voucher recipients, Resident Advisory Board, and the general public are encouraged to attend the public meeting and may submit suggestions, recommendations and comments regarding the DRAFT 2027 Agency Annual Plan via email at mlampley@pinellashousing.com or by regular U.S. mail to Pinellas County Housing Authority, 11479 Ulmerton Road, Largo, FL 33778, Attn: Michelle Lampley.

Español

Por la presente se notifica que la Autoridad de Vivienda del Condado de Pinellas (PCHA) llevará a cabo una Audiencia Pública respecto al BORRADOR del Plan Anual de la Agencia para el Año Fiscal 2027.

La Audiencia Pública se llevará a cabo el miercoles 26 de agosto de 2025 a las 10:00 a. m. en la Oficina Central de la Autoridad de Vivienda del Condado de Pinellas, ubicada en 11479 Ulmerton Road, Largo, FL 33778.

El borrador del mencionado Plan Anual de la Agencia 2027 está disponible para su revisión e inspección pública y también se puede obtener en el sitio web de PCHA en www.pinellashousing.com, en los sitios de Vivienda Pública de PCHA y en la Oficina Central de PCHA.

Se invita a los residentes de Vivienda Pública, beneficiarios del Programa de Elección de Vivienda, beneficiarios de Vales Basados en Proyectos, la Junta Asesora de Residentes y al público en general a asistir a la reunión pública y a enviar sugerencias, recomendaciones y comentarios sobre el BORRADOR del Plan Anual de la Agencia 2027 por correo electrónico a mlampley@pinellashousing.com o por correo postal de EE. UU. a: Pinellas County

Housing Authority, 11479 Ulmerton Road, Largo, FL 33778, Attn: Michelle Lampley.

Public comments on the DRAFT 2027 Agency Annual Plan must be received on or before 5:00 p.m. September 17, 2026 to the above address.

Los comentarios públicos sobre el BORRADOR del Plan Anual de la Agencia 2027 deben recibirse a más tardar a las 5:00 p. m. del 17 de septiembre de 2026 en la dirección indicada anteriormente.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of receipt of this notice, please contact Michelle Lampley, (727) 443-7684 X 3137 or TDD: (800) 955-8770 / TTY: (800) 955-8771.

Si usted es una persona con discapacidad que necesita una adaptación para participar en este procedimiento, tiene derecho, sin costo para usted, a que se le brinde cierta asistencia. Dentro de los dos (2) días hábiles siguientes a la recepción de este aviso, comuníquese con Michelle Lampley al (727) 443-7684 Ext. 3137 o TDD: (800) 955-8770 / TTY: (800) 955-8771.

EQUAL HOUSING OPPORTUNITY

NEW ACTIVITIES

CHOICE NEIGHBORHOODS

HUD's Choice Neighborhood program is a major capital investment program for redeveloping public housing. It employs a "Housing, People and Neighborhood" model that provides funding for 1) Vision Planning; 2) Redevelopment of distressed HUD-assisted housing into new, mixed-income communities; 3) Comprehensive supportive services for residents; 4) Flexible funds for physical neighborhood improvements that attract and catalyze private investment. Choice Neighborhoods offers two types of grants annually: Planning and Implementation.

Staff may submit an Implementation grant application for funding to create a community driven Transformation Plan of the public housing site, Rainbow Village, to include neighborhood improvements and revitalization of the Ridgecrest community. Pinellas County has expressed interest in partnering with the Pinellas County Housing Authority on this application.

Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance under RAD, Use of Project-Based Vouchers.

As the need for affordable and assisted housing in Pinellas County continues to grow, the Pinellas County Housing Authority (PCHA) remains committed to its mission: **to provide quality, affordable housing and improve the lives of residents**. In alignment with this mission, PCHA is focused on increasing the supply of high-quality, affordable housing for those in need.

In keeping with our goals, PCHA realizes that the key to meeting the current and ongoing capital needs of our public housing portfolio lies in shifting from the federal capital and operating subsidy funding structure to an operating and funding structure that can be used to leverage additional capital from public and private sources. This process can be undertaken without risking the loss of assisted units, and in some cases, can result in an increase of affordable units. By bringing market investment to our rental programs PCHA will be able to attract the mix of incomes and uses necessary to meet our goal of creating sustainable, vibrant communities for Pinellas County.

PCHA's Public Housing community Rainbow Village was constructed in 1969 will require substantial infrastructure rehab/replacement in the future if housing on the site is to remain viable. As part of a comprehensive Neighborhood Revitalization Strategy and Plan, PCHA has been planning for the redevelopment of Rainbow Village using mixed-financing, LIHTC, and other methods, disposition/demolition.

During the 2026 Plan Year or **Five Year Plan term (2025-2029)**, PCHA will seek the demolition and/or disposition and/or conversion of all of PCHA's public housing units to Section 8 assistance, with or without RAD, if determined by PCHA's Board of Commissioners and resident families to be in the best interest of the housing authority, the community, and the residents.

Planning for the redevelopment of Rainbow Village was a community-wide effort and involves partner agencies, residents and community stakeholders. Community input was important in developing the master plan for Rainbow Village. The community residents and stakeholders came together to provide input into the plan and were subsequently invited to also be a part of master planning for the entire Ridgecrest area. This process was overseen by Pinellas County Community Development.

The redevelopment of the property and the relocation of residents will occur in three phases. PCHA has successfully been awarded two tax credit applications by the Florida Housing Finance Corporation (FHFC) and has started development for the first phase (Heritage Oaks) and second phase (Ridgecrest Oaks.) Residents residing at the time of HUD approval, these first two phases were issued a Housing Choice Voucher (HCV) and successfully relocated under the Uniform Relocation Act. Once constructed, Heritage Oaks and Ridgecrest Oaks buildings will each provide one three story garden elevator equipped building for seniors age 62 and over. The 160 newly constructed units will utilize a combination of Low Income Housing Tax Credit (LIHTC), HOME, SHIP. CDBG, and Project Based Vouchers.

Relocated residents, who qualify, will be eligible for preference at the new phase I and phase II elderly developments, Heritage Oaks and Ridgecrest Oaks, when the development is complete as outlined in the relocation plans.

The remaining residents that reside outside of the first two phases will not be impacted and will continue to remain in place until PCHA is able to secure funding for its final phase, Grand Oaks, of this Master Plan.

Section 18 Disposition – 125 Units at Rainbow Village (Phase III of Grand Oaks Redevelopment)

An application will be submitted to the Florida Housing Finance Corporation (FHFC) in Fall 2025 by co-developer Newstar Development, LLC for the third and final phase of the Rainbow Village redevelopment, also known as Grand Oaks. This phase involves the demolition of 125 existing public housing units, which will be replaced with 248 newly constructed, affordable family housing units. These new units will be located in multiple two- and three-story garden-style buildings.

To facilitate this redevelopment effort, the Pinellas County Housing Authority (PCHA) is opting to dispose of the 125 public housing units at Rainbow Village under HUD's Section 18 Disposition authority, in accordance with Section 18 of the 1937 U.S. Housing Act, PIH Notice 2021-07, and any successor HUD notices.

Project-Based Voucher Strategy & Alignment with PCHA's Five-Year Plan (2025–2029)

In alignment with the PCHA's Five-Year Plan goals—to increase the supply of affordable housing for very low-income individuals and families—PCHA may also undertake efforts to project-base Housing Choice Vouchers (HCV) in both newly constructed and existing developments. All unit sizes and types will be considered based on PCHA's administrative policies.

Under HUD regulations, PCHA may project-base up to 20% of its Annual Contributions Contract (ACC) budget authority. In addition, a portion of HUD-VASH Vouchers may be project-based, pending coordination and approval from the C.W. Bill Young (Bay Pines) Veterans Administration Medical Center.

Over the course of the Five-Year Plan (2025–2029), PCHA anticipates project-basing up to 331 new units across various developments in the Pinellas County, Florida area.

Property Name	No. of PBV Units	Location
Heritage Oaks	71	Largo, FL
Ridgecrest Oaks	66	Largo, FL
Mills/Monroe	8	Tarpon Springs, FL
Sunrise Portland	17	St. Petersburg, FL
Palm Lake Urban Sanctuary	40	St. Petersburg, FL
St. Vincent de Paul	12	St. Petersburg, FL
Flats on Main	24	Dunedin, FL
Flats on Forth	25	St. Petersburg, FL
Boley – The Pointe	17	St. Petersburg, FL
Cypress Grove	26	Largo, FL
Pinellas Heights II	25	Largo, FL

Moving to Work Agency

PCHA will also seek opportunities to develop new housing for low to moderate income families, homeless families, disabled individuals and families, and veterans. PCHA may also seek designation as a Moving to Work agency if the opportunity arises, and if it is determined to be beneficial to the agency and its residents.

Designated Housing for Elderly and/or Disabled Families.

Pinellas Heights Senior Apartments is designated for seniors ages 62 and older. On June 12, 2025, HUD approved a continuation of the Designated Housing Plan for Pinellas Heights.

Units with Approved Vacancies for Modernization

PCHA will continue to do modernization of units as needed, including ADA modifications, and will seek HUD approval to take units offline for this purpose as necessary.

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

PROGRESS REPORT FOR MEETING FIVE-YEAR GOALS
2025-2029

PINELLAS COUNTY HOUSING AUTHORITY
STRATEGIC PLAN

Red Font: **2026 Updates**
Blue Font: **2027 Updates based 2026 Measurements/Metrics**

FOCUS AREA 1: IMPROVE THE LIVES OF RESIDENTS
By 2030, PCHA will be the community leader in providing high quality affordable housing.

Goal 1: **Assess the Needs of our Residents**
Strategy: Develop an understanding of what services we need to pursue.

The Programming Department conducted a customized Needs Assessment Survey at the senior properties. Survey results informed program development and grant writing efforts, including plans for a wellness clinic.

2026 Scorecard Measurements:

- **Needs Assessment Survey: Annual survey not yet completed in 2026; scheduled for Q3 2026.**
- **Resident Need Referrals – Q1: 11 referrals received.**
- **Resident Need Referrals – Q2: 13 referrals received.**

Goal 2: Increase Partnerships to Support our Mission
Strategy: Enhance resident experience with collaborative services without increasing staff operations.

PCHA added several new traditional and non-traditional partners to expand its service network.

2026 Scorecard Measurements:

- **Q1 Partners Added:**
- **Health & Wellness – American Heart February Event**
- **Health & Wellness – Preserve Vision: Quarterly screenings at all senior properties**

- **Financial Wellness – Financial coaching (intro and 1-on-1) with Daystar at individual/family properties**
- **Q2 Partners Added:**
- **Food Insecurity – Good Neighbors: Monthly food popup at Heritage**
- **Educational – Hillsborough College: Adult Literacy at senior properties**
- **Disaster Planning – Seniors in Service: Monthly sessions at senior properties**
- **Non-Traditional Partnership: City of Dunedin – hosting Grow Your Future Fair, July 2026.**
- **Resident Satisfaction (Q1 & Q2 – 81 surveys): Overall Excellent 75%, Very Good 18%, Good 6.2%. Staff professionalism Excellent 76%.**

Goal 3: Increase Footprint Within Pinellas County
Strategy: Position PCHA as the leader for affordable housing.

- Closed on two ALFs
  - Curlew – 13 units (26 beds)
  - Evergreen – 15 units (29 beds)
- Heritage Oaks Senior Affordable Housing – 80 Units, turn over planned for 10/25
- Closed the loan on Palm Lake Urban Sanctuary – 86 family units
- Started demo for Ridgecrest Oaks, site work to begin after demo – 80 senior units
- Monroe Crossing - 128 units. Plans done, working on value engineering and capital stack.

Closing in Progress:

- Mills - 78 units. Plans done, working on value engineering and capital stack.
- Fairfield – 264 Units. Working with HUD to get commitment to finance, then work on closing loan.
- Flats on 4th – 80 senior units. Closed and construction has started, should lease up sometime in 2026
- Flats on Main – 76 units. Working on the permitting process with the City of Dunedin, should close January 2026
- Cypress Grove – 84 units. Working with City of Largo for permits
  Closed on the Portland June 2025 – 68 affordable housing units

<u>2026 Scorecard Measurements:</u>

- **Units Added/Completed Q1–Q2 2026: 0 (two developments scheduled to come online Q4 2026).**
- **Units Under Active Construction or Closing: 672 total.**
- **Projects: PLUS (86), Ridgecrest (80), Fairfield (264), Flats on Main (78), Flats on 4th (80), Cypress Grove (84).**

Goal 4: Invest in Sustainable, Safe, and Clean Housing
Strategy: Position PCHA as a leader in green standards for housing quality.

Energy Audit is scheduled for August 13, 2025, at our public housing properties; Rainbow Village and Pinellas Heights. This report will provide valuable information and strategies to reduce our costs, save energy and improve performance for each property and the tenants

2026 Scorecard Measurements:

- **Energy Audit Status: Completed 10/7/2025. No findings at Rainbow Village or Pinellas Heights.**
- **2027 Plan: Seal attic hatches at RV (63 units); apply new weatherstripping to entry doors at PH (21 units). Savings passed to tenants.**
- **HQS Inspection Pass Rate: SEMAP Indicator 5 – 100%; SEMAP Indicator 6 – 86%.**

Goal 5: Create Community Centers to Serve Our Community and Nonprofit Partners
Strategy: Facilitate a culture of community and provide a designated space for partner services.

PCHA has provided board room space for meetings to Bay Pines Veterans Collaborative and to the membership meetings for the Continuum of Care – Pinellas County. In partnership with Evara Healthcare, a Wellness Clinic has been established at our Senior Property – Pinellas Heights.

2026 Scorecard Measurements:

- **Q1: 19 events hosted at properties; 18 partner meetings attended.**
- **Q2: 32 events hosted at properties; 24 partner meetings attended.**
- **Wellness Clinic – Total Completed Visits: 86**
- **New Patient Appts: 42 | Established Appts: 30 | Dental: 14 | Referrals: 27**
- **No-show Rate: 26% (below Evara Health average of 33%).**

Goal 6: Educate the Community About Our Impact
Strategy: Increase brand awareness and public understanding of PCHA's work

Senior Leadership has been asked to speak in several different forums which brings awareness and public understanding of PCHA's work: St. Petersburg Women's Chamber, Junior League of St. Petersburg, Junior League of St. Petersburg's Back-to-School CareFair, Police Athletic League Pinellas – Back-to-School Resource Event, and YWCA @ Ridgecrest's Y's, Rotary St. Petersburg, Florida Association of Housing and Redevelopment Officials.

2026 Scorecard Measurements:

- **Speaking Engagements Q1–Q2: Mac – 1 (Q2). Target: ≥6/year. Q1 data being tracked by leader.**
- **LinkedIn Q1: 4,296 impressions | 229 reactions | 21 comments | 254 total engagements.**

- **LinkedIn Q2: 1,233 impressions | 42 reactions | 1 comment | 44 total engagements.**
- **Heritage Oaks Media – Q1: 48 total mentions. TV: 23 (593,149 reach). Online: 19 (39,868,609 reach). Social: 6 (3,688,786 reach).**

FOCUS AREA 2: STRENGTHEN WORKPLACE CULTURE

By 2030, PCHA will have a strong organizational culture that invests in the retention, upskilling, and talent development.

Goal 1: Increase Retention of a Skilled Workforce
Strategy: Review salaries and benefits and ensure alignment with market trends.

Minimum compensation increased to $21.64/hour from $20.00/hour. Turnover for Q1 is at 6% to 12%. While higher than our goal of 10%, PCHA is upholding the highest standards when holding staff accountable for our values. This resulted in additional departures. There were no identifiable concerns correlating with department and turnover. HR conducted exit interviews with 100% of eligible staff prior to departures and the following trends were identified:

- Satisfaction with their compensation
- Good working relationships with supervisors
- Job satisfaction
- A need for more collaboration between departments
- Positive feedback on recommending friends/family to work at PCHA.

<u>**2026 Scorecard Measurements:**</u>

- **Quarterly Turnover: Involuntary 12%; Voluntary 8%. Annual: Involuntary 10%; Voluntary 8%.**
- **Exit Interview Participation: 100%. Top themes: Love coworkers, great training, lots of change.**
- **Minimum Hourly Wage: $21.64 (maintained). Target: annual market review.**

Goal 2: Set Up New Staff for Success
Strategy: Establish a robust onboarding process.

A robust onboarding plan, with emphasis on PCHA values, mission and culture, was created. Rollout has been completed. 86% of candidates hired remain employed. 77% of employees hired remain employed.

Departments began scheduling the first week(s) for new hires in a proactive manner to engage new team members.

Operations set up two engagement onboarding sessions: Programming Director and HCV Director; one informal session with Interim HCV Director

Programming set up one engagement onboarding session: Resident Service Coordinator

2026 Scorecard Measurements:

- **New Hire 90-Day Retention Rate: 83% (target ≥90%).**
- **New Hire 12-Month Retention Rate: 82% (target ≥85%).**
- **Onboarding Satisfaction Rating: 4 out of 5 (target: Strong / 4+).**

Goal 3: Improve Organizational Culture to Align with Our Values
Strategy: Improve organizational culture and develop a succession plan.

Staff are actively cross-trained and encouraged to set goals. SPARK U and an internal PCHA newsletter support engagement.

Project SAFE (Safety, Awareness, First Response, Empowerment): Self-Defense Training – All Property Management Staff

Project SAFE: Hurricane Training – Across all Senior Properties

Project SAFE: Domestic Violence & VAWA Training – HCV and Programming Staff

Compliance Dept: Customer Service Training held for HCV and all Property Management Staff, which focused on PCHA's Core Values:

Core Value	Alignment with Training
Integrity	Promote respectful, ethical interactions
Learning	Provides new tools and strategies for service improvement
Innovation	Encourages creative approaches to customer engagement
Accountability	Reinforces individual responsibility in service delivery

Interview questions include behavioral based questions aligned with PCHA's values.

An Employee Engagement Survey was completed, and the results were analyzed to identify areas for improvement.

All new hires meet with the Executive Director to review and discuss PCHA's mission and values.

10 employees successfully completed SPARK U and provided excellent feedback regarding the program.

State of the Company meeting was held with an ongoing emphasis on our values and mission.

2026 Scorecard Measurements:

- **Employee Engagement: 84% empowered to make decisions.**
- **Direct Supervisor Recognizes Strong Performance: 38% (2025) → 58% (2026) strongly agree.**
- **Career Advancement Opportunities Available: 33% (2025) → 42% (2026) strongly agree.**
- **SPARK U Completions: 9 (target ≥10/year).**
- **Core Process Documentation: 10 departments documented (target ≥5).**
- **Values-Based Interview Questions: Yes – implemented and maintained.**

Goal 4: Attract New Job Seekers
Strategy: Conduct targeted recruitment.

PCHA participated in the Pinellas Technical College Career Fair.

PCHA participated in the Pinellas Career Connections Fair. Multiple candidates learned about the opportunities in Property Management and expressed long-term interest in such a role with PCHA.

We are actively targeting postings on industry specific websites to increase our overall exposure to job opportunities.

Postings include a focus on PCHA agency values.

2026 Scorecard Measurements:

- **Career Fairs / Recruitment Events Attended: 2 (target ≥3/year).**
- **Applications Received per Open Position (Average): 48.25.**

FOCUS AREA 3: ACHIEVE FINANCIAL INDEPENDENCE
By 2030, PCHA will improve our capacity to mobilize financial resources and become more self-sufficient.

Goal 1: Achieve Financial Independence from HUD
Strategy: Reduce reliance on public housing and modernize financial processes.

PCHA began phasing out public housing and implemented EFTs to reduce supply costs.

Q1, 2025 Successfully transitioned 28 residents/families out of Phase One of Heritage Village
Q2 2025 Successfully relocated 22 residents/families out of Phase Two of Heritage Village

2026 Scorecard Measurements:

- **Public Housing Families Relocated (Cumulative Q1–Q2 2025): 50. Q1–Q2 2026 actuals per phase plan.**
- **EFT Implementation: In progress; target 100% of payments processed electronically.**
- **HUD Revenue Ratio: Baseline to be established from audited financials; target is YoY reduction.**

Goal 2: Develop Internal Training Program
Strategy: Develop a fee-for-service training and peer review program.

Fee for service is currently being developed.
Q1, 2025 Project SAFE (Safety, Awareness, First Response, Empowerment): Self-Defense Training – All Property Management Staff (23 attendees)
Q2, 2025 Project SAFE: Hurricane Training – Across all 3 Senior Properties- 30 attendees per session (1 training per property)
Q2, 2025 Project SAFE: Domestic Violence & VAWA Training – HCV and Programming Staff (54 attendees)
Q2, 2025 Compliance Dept: Q2 Customer Service Training held for HCV and all Property Management Staff (55 attendees)

2026 Scorecard Measurements:

- **External Training Sessions Delivered: 0 (fee-for-service not yet launched; target: launch by FY end).**
- **External Training Revenue: $0 pre-launch.**
- **Internal Training Attendees (Cumulative): SAFE: 23+30+54; Customer Service: 55. Target: ≥150/year.**

Goal 3: Increase Local, State, and Federal Grant Opportunities
Strategy:

PCHA has secured the services of a grant writing consultant with the objective of submitting 10 grants per fiscal year.

2026 Scorecard Measurements:

- **Q1 Grants: 2 LOIs; 3 completed. Submitted: Pinellas County Social Action Funding ($45K – Home Help for Seniors).**
- **Q2 Grants: 2 LOIs; 4 completed. Submitted: Publix, Wawa, Dollar Tree, Costco (hygiene items).**
- **Grants Awarded: 0 to date. Award Rate: 0% (baseline year). Target: ≥30%.**

Goal 4: Increase Third Party Management
Strategy: Build relationships with nonprofits, the county, and for-profit entities to manage

additional properties.

We are in a 3rd party agreement with the Pinellas County Trust to manage Lealman Heights prior to Habitat taking over the ownership of the property.
We have a 3rd party management agreement with Suncoast Housing Connections.

2026 Scorecard Measurements:

- **Third-Party Agreements Active: 2 (Pinellas County Trust/Lealman Heights; Suncoast Housing Connections). Target: ≥3.**
- **Units Under Third-Party Management: Lealman Heights + Suncoast portfolio (unit count per portfolio review).**
- **Third-Party Management Revenue: Baseline to be established.**

Pinellas County Housing Authority

2027 Annual Plan Elements

Table of Contents

***Changes indicated in RED**

1. Statement of Housing Needs and Strategy for Addressing Housing Needs

State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next year.

PCHA Mission Statement: To provide quality, affordable housing and improve the lives of residents.

PCHA Value Statement: PCHA sets the standard for affordable housing in Pinellas County. Our belief is that everyone deserves a quality place to live.

PCHA Core Values:

1. *Integrity – Upholding honesty, transparency, and fairness in all we do.*
2. *Culture of Learning – Investing in our people and developing leaders.*
3. *Innovation – Viewing challenges as opportunities to evolve, adapt, and improve.*
4. *Accountable – Residents are our priority; we take ownership f our actions and deliver results.*

The Pinellas County Housing Authority strives to make a significant positive impact on the residents we serve, the staff we employ, and the communities we build. Fostering positive outcomes through innovative solutions is our vision 2030.

2. Eligibility, Selection, and Admissions Policies (including Deconcentration and Wait List Procedures)

PUBLIC HOUSING

Eligibility – Public Housing

When does the PHA verify eligibility for admission to public housing? (select all that apply).

☒ When families are within a certain time of being offered a unit: *up to 90 days prior to admission*
☐ Other

Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other: *Dru Sjodin National Sex Offender Database, HUD EIV Existing Tenant Search, HUD EIV Debts Owed to PHAs and Terminations, credit report if no rental payment history, personal reference if no other documentation available.*

☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

<u>PCHA Policy</u>

The PCHA will perform criminal background checks through local law enforcement for all adult household members. If the results of the criminal background check indicate there may have been past criminal activity, but the results are inconclusive, the PCHA will request a fingerprint card and will request information from the National Crime Information Center (NCIC). The PCHA will use the Dru Sjodin National Sex Offender database to screen applicants for admission.

In order to determine the suitability of applicants the PCHA will examine applicant history for the past three (3) years. Such background checks will include:

Past Performance in Meeting Financial Obligations, Especially Rent

PHA and landlord references for the past three (3) years, gathering information about past performance meeting rental obligations such as rent payment record, late payment record, whether the PHA/landlord ever began or completed lease termination for non-payment, and whether utilities were ever disconnected in the unit. PHAs and landlords will be asked if they would rent to the applicant family again.

If an applicant has no rental payment history the PCHA will check court records of eviction actions and other financial judgments, and credit reports. A lack of credit history will not disqualify someone from becoming a public housing resident, but a poor credit rating may.

Applicants with no rental payment history will also be asked to provide the PCHA with personal references. The references will be requested to complete a verification of the applicant's ability to pay rent if no other documentation of ability to meet financial obligations is available. The applicant will also be required to complete a checklist documenting their ability to meet financial obligations.

If previous landlords or the utility company do not respond to requests from the PCHA, the applicant may provide other documentation that demonstrates their ability to meet financial obligations (e.g. rent receipts, cancelled checks, etc.)

Disturbances of Neighbors, Destruction of Property or Living or Housekeeping Habits at Prior Residences that May Adversely Affect Health, Safety, or Welfare of Other Tenants, or Cause Damage to the Unit or the Development

PHA and landlord references for the past three (3) years, gathering information on whether the applicant kept a unit clean, safe and sanitary; whether they violated health or safety codes; whether any damage was done by the applicant to a current or previous unit or the development, and, if so, how much the repair of the damage *cost; whether the applicant's housekeeping caused insect or rodent infestation; and whether the neighbors complained about the applicant or whether the police were ever called because of disturbances.*

Police and court records within the past three (3) years will be used to check for any evidence of disturbance of neighbors or destruction of property that might have resulted in arrest or conviction. A record or records of arrest will not be used as the sole basis for the denial or proof that the applicant engaged in disqualifying activity.

A personal reference will be requested to complete a verification of the applicant's ability to care for the unit and avoid disturbing neighbors if no other documentation is available. In these cases, the applicant will also be required to complete a checklist documenting their ability to care for the unit and to avoid disturbing neighbors.

Home visits may be used to determine the applicant's ability to care for the unit.

Waiting List Organization – Public Housing

Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☐ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☐ Other (describe)

Where may interested persons apply for admission to public housing?

☒ PHA main administrative office: *PCHA's main office provides resources to support technology access during waiting list openings, including computer use and staff assistance.*
☒ PHA development site management office
☒ Other: PCHA website

PCHA Policy

Families may submit application forms on the PCHA's website when the waiting list is open. Families may request a reasonable accommodation – by telephone or by mail – that an application form be sent to the family via first class mail. Completed applications must be returned to the PCHA by mail (for reasonable accommodations only) or submitted electronically on PCHA's website.

Site-Based Waiting List – Previous Year – Public Housing

Has the PHA operated one or more site-based waiting lists in the previous year? *Yes*
If yes, complete the following table; if not skip to "Site-Based Waiting List – Coming Year"

Site-Based Waiting Lists (SBWL)

Development Information: (Name, number, location)	**Date SBWL Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL**	**% of change**
Rainbow Village Apartments FL062000002 12301 134th Ave N Largo, FL 33774 Total Units: 125 General Occupancy	04/2004	04/2004 SBWL Total Overall: 506 Disabilities: 7% Race (Asian): 2% Race (White): 54% Race: (Black): 44% Race: (Other) 0% Ethnicity (Non-His): 84% Ethnicity (Hisp): 16%	07/23/2026 SBWL Total Overall: 611 Disabilities: 30% Race (Asian): 3% Race (White): 32% Race: (Black): 65% Race: (Other) 0% Ethnicity (Non-His): 91% Ethnicity (Hisp): 9%	 +23% +1% -22% +21% 0% +7% -7%
Pinellas Heights Senior Apartments FL062000011 11411 Ulmerton Rd Largo, FL 33778 Total Units: 21 Elderly Only	07/2018	07/2018 *SBWL Total Overall: 448 Disabilities: 100% Race (Asian): 2% Race (White): 79% Race: (Black): 17% Race: (Other); 2% Ethnicity (Non-His): 82% Ethnicity (Hisp): 18% *Demographic info unknown. Not captured by Accolade management initially in 2014. (04/2014)	07/23/2026 SBWL Total Overall: 245 Disabilities: 37% Race (Asian): 5% Race (White): 65% Race: (Black): 29% Race: (Other) 0% Ethnicity (Non-His):87% Ethnicity (Hisp): 13%	 -63% +3% -14% +12% -2% +5% -5%

What is the number of site based waiting list developments to which families may apply at one time? _Two (2)_

How many unit offers may an applicant turn down before being removed from the site-based waiting list? _One (1)_

☐ **Yes** ☒ **No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:** _Not Applicable_

Site-Based Waiting List – Coming Year – Public Housing

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (5) Assignment

How many site-based waiting lists will the PHA operate in the coming year? _Two (2)_

☐ **Yes** ☒ **No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?**
If yes, how many lists?

☒ **Yes** ☐ **No: May families be on more than one list simultaneously? If yes, how many lists?** _Two (2)_

Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

☒ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☒ At the development to which they would like to apply
☒ Other: PCHA website

Assignment – Public Housing

How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☒ One: Without good cause the applicant will be removed from the list after the first offer. With good cause the applicant will remain at the top of the waiting list until the family receives an offer for which they do not have good cause to refuse.
☐ Two
☐ Three or More

☒ **Yes** ☐ **No: Is this policy consistent across all waiting list types? If answer is no, list variations for any other than the primary public housing waiting list/s for the PHA:** Not Applicable

PCHA Policy

The PCHA has adopted a "one offer plan" for offering units to applicants. Under this plan the first qualified applicant in sequence on the waiting list will be made one offer of a unit of the appropriate size. The applicant must accept the vacancy offered or be dropped from the waiting list.

Good Cause for Unit Refusal
Applicants may refuse to accept a unit offer for "good cause." Good cause includes situations in which an applicant is willing to move but is unable to do so at the time of the unit offer, or the applicant demonstrates that acceptance of the offer would cause undue hardship not related to considerations of the applicant's race,

color, national origin, etc. [PH Occ GB, p. 104]. Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

The family demonstrates to the PCHA's satisfaction that accepting the unit offer will require an adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

The family demonstrates to the PCHA's satisfaction that accepting the offer will place a family member's life, health, or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders; other court orders; risk assessments related to witness protection from a law enforcement agency; or documentation of domestic violence, dating violence, sexual assault, stalking, or human trafficking in accordance with section 16-VII.D of this ACOP. Reasons offered must be specific to the family. Refusals due to
location alone do not qualify for this good cause exemption.

A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (as listed on final application) or live-in aide necessary to the care of the principal household member.

The unit is inappropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a 30-day notice to move.

The unit has lead-based paint and the family includes children under the age of six.

In the case of a unit refusal for good cause the applicant will not be removed from the waiting list as described later in this section. The applicant will remain at the top of the waiting list until the family receives an offer for which they do not have good cause to refuse. The PCHA will require documentation of good cause for unit refusals.

Unit Refusal without Good Cause
When an applicant rejects the final unit offer without good cause, the PCHA will remove the applicant's name from the waiting list and send notice to the family of such removal. The notice will inform the family of their right to request an informal hearing and the process for doing so (see Chapter 14).

The applicant may reapply for assistance if the waiting list is open. If the waiting list is not open, the applicant must wait to reapply until the PCHA opens the waiting list. Applicants who are removed from the waiting list because they refuse a unit without good cause may not reapply for housing for twelve (12) months.

Admission Preferences – Public Housing

Income Targeting:

☐ Yes ☒ No: Does the PHA 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 the median area income?

PCHA Policy

The PCHA will monitor progress in meeting the ELI requirement throughout the fiscal year. ELI families will be selected ahead of other eligible families on an as-needed basis to ensure that the income targeting requirement is met.

Transfer Policies:

In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☒ Over housed
☒ Under housed
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident Choice
☒ Other

PCHA Policy

The PCHA will maintain a centralized transfer list to ensure that transfers are processed in the correct order and that procedures are uniform across all properties. Emergency transfers will not automatically go on the transfer list. Instead emergency transfers will be handled immediately, on a case by case basis. If the emergency cannot be resolved by a temporary accommodation, and the resident requires a permanent transfer, the family will be placed at the top of the transfer list.

Transfers will be processed in the following order:
1. Emergency transfers (hazardous maintenance conditions, VAWA)
2. High-priority transfers (verified medical condition, threat of harm or criminal activity, and reasonable accommodation)
3. Transfers to make accessible units available
4. Demolition, renovation, etc.
5. Occupancy standards
6. Other PCHA-required transfers
7. Other tenant-requested transfers

Within each category, transfers will be processed in order of the date a family was placed on the transfer list, starting with the earliest date.

With the approval of the executive director, the PCHA may, on a case-by-case basis, transfer a family without regard to its placement on the transfer list in order to address the immediate need of a family in crisis. Demolition and renovation transfers will gain the highest priority as necessary to allow the PCHA to meet the demolition or renovation schedule.

Transfers will take precedence over waiting list admissions.

Preferences:

☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection Occupancy)

Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☒ Involuntary Displacement (Natural Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s): Proposing the following preferences to be added to the ACOP effective 1/1/2027. Pending Board Approval:

- A preference for current PCHA Emergency Housing Voucher families whose assistance is at risk due to insufficient EHV program funding; and
- A preference for certain Housing Choice Voucher families affected by the termination of a Housing Assistance Payments contract because an owner failed to make required repairs.

If the PHA 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.

1 - Involuntary Displacement (Natural Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1- *Working families and those unable to work because of age or disability*
1- *Residents who live and/or work in the jurisdiction*
1- *Pending Board Approval - Current PCHA Emergency Housing Voucher families whose assistance is at risk due to insufficient EHV program funding*
1- *Pending Board Approval - Housing Choice Voucher families affected by the termination of a Housing Assistance Payments contract because an owner failed to make required repairs*

Relationship of preferences to income targeting requirements:

☒ The PHA applies preferences within income tiers as needed to meet income target

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Occupancy:

What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

☒ The PHA-resident lease
☒ The PHA's Admissions and Continued Occupancy Policy
☒ PHA briefing seminars or written materials in management office
☒ Other source: Property Management staff

How often must residents notify the PHA of changes in family composition?

☒ At an annual reexamination and lease renewal
☒ Any time family composition or income changes *(within 10 days of the change)*
☐ At family request for revision
☐ Other (list)

<u>*PCHA Policy*</u>

All families, those paying income-based rent as well as flat rent, must report all changes in family and household composition that occur between annual reexaminations (or annual updates) within 10 business days of the change.

The PCHA will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations.

The family will be required to report all changes in income regardless of the amount of the change, whether the change is to earned or unearned income, or if the change occurred during the last three months of the certification period. Families must report changes in income within 10 business days of the date the change takes effect.

Deconcentration and Income Mixing:

☐ **Yes** ☒ **No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question**

☐ **Yes** ☒ **No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.**

<u>*PCHA Policy*</u>

In accordance with 24 CFR §903.2, the PCHA has reviewed its public housing portfolio to determine applicability of HUD's deconcentration and income-mixing requirements. The PCHA operates only one general occupancy public housing development with 125 units. Because the PCHA does not operate multiple general occupancy developments, there are no developments available for comparison of average household incomes. Therefore, the deconcentration and income-mixing requirement is not applicable to this PHA.

HOUSING CHOICE VOUCHER (HCV) – SECTION 8

Exemptions: PHAs that do not administer Section 8 are not required to complete this sub-component. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the Voucher program, certificates).**

Eligibility - HCV

What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☒ Other (list below)

Dru Sjodin National Sex Offender Database, HUD EIV Existing Tenant Search, HUD EIV Debts Owed to PHAs and Terminations

☒ Yes ☐ No: **Does the PHA request criminal records from local law enforcement agencies for screening purposes?**

☒ Yes ☐ No: **Does the PHA request criminal records from State law enforcement agencies for screening purposes?**

☐ Yes ☒ No: **Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)**

PCHA Policy

The PCHA will perform a criminal background check through local law enforcement for every adult household member. If the results of the criminal background check indicate that there may be past criminal activity, but the results are inconclusive, the PCHA may request a fingerprint card and will request information from the National Crime Information center (NCIC). The PCHA will use the Dru Sjodin National Sex Offender database to screen applicants for admission. The PCHA will not conduct additional screening to determine an applicant family's suitability for tenancy.

Indicate what kinds of information you share with prospective landlords? *Not applicable*

☐ Criminal or drug-related activity
☐ Other (past tenancy information)

PCHA Policy

It is the responsibility of the owner to determine the suitability of prospective families as the PCHA does not screen for suitability as participants. Owners are encouraged to screen applicants for rent payment and eviction history, credit history, prior rental references and damage to units, and other factors related to the family's

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suitability as a renter. Owners may not discriminate based on race, religion, sex, color, national origin, disability, sexual orientation, gender identity or familial status.
If requested by an owner, PCHA will provide any of the following information in writing regarding a family's tenancy history, based on existing documentation relating to:
• Previous owner name, address and phone number, if available
• Current owner name, address and phone number

PCHA's policy on providing information to owners is included in the briefing packet and will apply uniformly to all families and owners. PCHA will make an exception to this policy if the participant's whereabouts must be protected due to domestic abuse or witness protection, and the protection requirements are documented.

Waiting List Organization - HCV

With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

☒ PHA main administrative office *PCHA's main office provides resources to support technology access during waiting list openings, including computer use and staff assistance.*
☒ Other (list below)

PCHA Policy

No one will be denied the right to request or submit an application when the HCV waiting list is open. However, depending upon the composition of the waiting list with regard to family types and preferences and to better serve the needs of the community, the PCHA may only accept applications from any family claiming preference(s). When the HCV waiting list is open, PCHA will offer all applicants the opportunity to apply to other PCHA waiting lists, if open. PCHA does not charge any fee for any part of the HCV pre-application or application process.

Accommodations will be made for interested, disabled applicants. If on-line applications are utilized and an applicant needs assistance completing or submitting the on-line application, assistance may be provided through means identified by PCHA.
Only those pre-applications received by the due date as indicated by a postmark or other appropriate electronic submission verification tool during the period specified by PCHA will be accepted as eligible for pre-applications. The date the pre-application is received is the date it is postmarked or submitted electronically. During periods of open enrollment, applications can be placed by those with disabilities or those that do not have access by external organizations that provide human services and or at PCHA's designated locations.

An applicant is deemed preliminarily ineligible and not placed on the PCHA waiting list if:

- *Currently housed in the same program and listed as the head of household or co-head of household.*
- *The application is incomplete or missing the required information.*

Search Time - HCV

☒ Yes ☐ **No: Does the PHA give extensions on standard 60-day period to search for a unit?**

If yes, state circumstances:

PCHA Policy

Voucher Term

The initial voucher term is 90 calendar days. The family must submit a Request for Tenancy Approval that is complete and a proposed lease within the 90-day period unless the PCHA grants an extension. Families using a VASH vouchers and those with Non-Elderly Disabled vouchers will receive an initial search term of 120 days, which may be extended by a period of 60 days if requested.

Voucher Extensions

Requests for extensions must be submitted to PCHA writing prior to the expiration of the voucher term. Extensions are permissible at the discretion of the PCHA up to a maximum of an additional 60 days in two 30 day increments. The maximum time limit on the voucher term (including extensions) is 150 days, except when a reasonable accommodation is granted for persons with disabilities, families under the Veterans Affairs Supportive Housing (VASH) and Non-Elderly Disabled (NED) program or to find new housing when an assisted household has to be divided as a result of the violence or abuse covered by VAWA.

The PCHA will promptly decide whether to approve or deny an extension request and will notify the family of its decision and notate the extension date in the applicant/ family file.

Voucher Suspension

The PCHA will suspend the term of the voucher from the date a completed Request for Tenancy Approval and proposed lease is accepted by the PCHA until the date the PCHA makes a final determination with respect to that Request for Tenancy Approval. If the family chooses to cancel the Request for Tenancy Approval (RTA), the term of the voucher will be reinstated by the date the PCHA receives notice the RTA is cancelled by the family..

Admission Preference - HCV

Income Targeting:

☐ Yes ☒ **No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to Housing Choice Voucher-Section 8 program to families at or below 30% of the median area income?**

Preferences:

☒ Yes ☐ No: Has the PHA established preferences for admission to HCV/Section 8 tenant-based assistance? (Other than date and time of application. If no, skip to subcomponent Special purpose section 8 assistance programs)

Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:
☒ Involuntary Displacement (Natural Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select all that apply)
☒ Working families and those unable to work because of age or disability
☒ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s): *Termination due to Insufficient Funding, Current Emergency Housing Voucher Participants at Risk of Loss of Assistance, Reasonable Accommodation*

If the PHA 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.

1 – Termination due to Insufficient Funding
2 – Current Emergency Housing Voucher Participants at Risk of Loss of Assistance
3- Victims of a Federally Declared Natural Disaster or Persons Displaced by Government Action
4 – Reasonable Accommodation
5 – Veterans and veterans' families
5 – Working families and those unable to work because of age or disability
5 - Residents who live and/or work in the jurisdiction

PCHA Policy

Termination due to Insufficient Funding
Families who were previously participants in the Housing Choice Voucher (HCV) Program and whose assistance was terminated due to insufficient program funding. When voucher funding becomes available, these families will be offered assistance before other applicants on the waiting list, provided that:

- *The family was in good standing at the time of termination (i.e., not terminated for program violations or noncompliance).*
- *The family meets all current eligibility and screening criteria at the time assistance is offered.*
- *Families will be offered vouchers in the order of their termination.*

Current Emergency Housing Voucher Participants at Risk of Loss of Assistance
This preference applies only to families currently assisted under PCHA's Emergency Housing Voucher Program whose EHV assistance is at risk of termination due to the exhaustion or lack of EHV program funding. Eligible families may apply for placement on the applicable PCHA-owned PBV development waiting list during an application period established by PCHA or its property management agent. Selection and admission are subject to unit availability, bedroom-size requirements, applicable program priorities, and all HUD, PCHA, and property requirements. This preference and placement on a PBV waiting list do not guarantee admission, placement at a particular development, or housing assistance by a particular date.

Victims of a Federally Declared Natural Disaster or Persons Displaced by Government Action
This preference applies to families that are victims of a federally declared natural disaster, families involuntarily displaced through no fault of their own because of government action, and families residing in a PCHA housing program who have been involuntarily displaced through no fault of their own as a result of demolition/disposition, modernization, rehabilitation, repositioning, relocation, or loss of funding. Residents must be in good standing with PCHA; however, PCHA may waive the good-standing requirement for relocation purposes. Families displaced because of government action must submit a letter from the applicable government agency. Families who are victims of a federally declared natural disaster must submit verification of a FEMA disaster application and/or a FEMA disaster application determination letter. A family living in Pinellas County or residing in a PCHA housing program that is displaced because of demolition or disposition of a public housing project will receive a waiting-list preference and may be classified as a special admission, as permitted by applicable requirements.

Reasonable Accommodation
PCHA assisted families, regardless of housing program, requiring reasonable accommodation which would otherwise not be accommodated due to the financial burden and where there is no reasonable alternative accommodation in a housing program administered by the PCHA.

Equally Weighted Preferences:

Working Family; Elderly or Disabled Family
This preference applies to families who work or have been hired to work in Pinellas County. For the working family preference, the head, spouse, cohead, or sole member must be employed, and work or have been hired to work in Pinellas County. Acceptable forms of verification for the working family preference include an employer's verification letter and/or copies of two or more current and consecutive pay stubs that includes the employment address. In addition, under this preference, an applicant shall be given the benefit of the working family preference if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.

Veterans
This preference applies to a person who resides in Pinellas County, who served in the active military service, and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. Acceptable forms of verification include a DD 214 (Certificate of Release or Discharge from Active Duty) for those no

longer active or reserve duty or a current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.

Live/Work in Pinellas County

This preference applies to families who live in Pinellas County. Acceptable forms of verification for residency includes two or more of the following documents that indicate the current reported residential address: Rent receipts, leases, utility bills, employer or agency records, school records, driver's licenses, voter's registration records, bank statements, benefits award letter, or written statement from a household with whom the family is residing. If homeless, the PCHA may accept a lesser standard of verification of residency. Residency preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. Applicants who are working or who have been notified that they are hired to work in Pinellas County will be as a resident for the purposes of this preference.

Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☒ Date and time of application

☒ Drawing (lottery) or other random choice technique

PCHA Policy

Only applicants who submitted complete pre-applications prior to the deadline will be placed on the list for selection in the random selection process. Applicants who did not submit complete pre-applications or submitted the pre-application after the deadline will not be placed on the list for selection for the random selection process. Applicants selected in the computerized random selection process will receive notification that they have been placed on the waiting list.

The PCHA will send written notification, through the PCHA's online applicant portal known as Rent Café or via first class mail of the preliminary eligibility determination within 10 business days of receiving a complete application.

Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. A final determination of eligibility will be made when the family is selected from the waiting list.

Depending on the criteria outlined in the public notice issued by the PCHA, applicants will be placed on the waiting list as follows:

For Date and Time:

Applicants will be placed on the waiting list according to any preference(s) for which they qualify, and the date and time their complete application is received by the PCHA. After placement on the waitlist, preference (if applicable) will be applied.

For Lottery:

Applicants will be placed on the waiting list using a lottery system. Once each application has been randomly assigned a number, the applications will be placed on the waiting list in order of the assigned numbers and then, if applicable) have preferences applied.

If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☒ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

Relationship of preferences to income targeting requirements: (select one)

☒ The PHA applies preferences within income tiers as necessary

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

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Special Purpose HCV/Section 8 Assistance Programs:

In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☒ Briefing sessions and written materials

☐ Other:

How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

☒ Through published notices

☒ Other:

<u>*PCHA Policy*</u>

PCHA is responsible for establishing an application and selection process that treats applicants fairly and consistently and provides an effective method for determining eligibility. PCHA may choose to open or close the wait list based on the number of applications on file, the number of anticipated available vouchers and the waiting time for an available voucher. For targeted outreach efforts, if it has been determined that there is a specific need for applicants for a specific program the waiting list may be opened only for applicants to that program. Applications for any special program will only be accepted from those applicants that meet the criteria for the specific targeted population.

The PCHA will announce the opening of the waiting list at least 10 business days prior to the date applications will first be accepted. The closing date will be announced at the same time as the opening. If the list is only being reopened for certain categories of families, this information will be contained in the notice. PCHA will advertise through a wide variety of sources including local newspapers, PCHA's website, minority media and suitable social media. An effort will also be made to notify elected officials, government agencies and other agencies that specifically address the needs of individuals with disabilities.

In all wait list outreach efforts, the PCHA will specify the application selection method in the outreach material and on the PCHA web site.

All notices and advertisements announcing the opening of the waiting list will include:

• *The dates the list will be open and closed*

• *The means by which applications will be taken (paper; electronic; other)*

• *Methodology for the selection of applicants*

• *Any limitations which may apply*

• *How to request reasonable accommodation*

3. Financial Resources

FINANCIAL RESOURCES: PINELLAS COUNTY HOUSING AUTHORITY 2026 Financial Resources PENDING COMPLETION BY FINANCE DEPARTMENT Planned Sources and Uses ESTIMATED		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants**		
a) Public Housing Operating Fund		Operations/Administration
b) Public Housing Capital Fund FFY 2025 Capital Fund		Modernization/Administra tion
c) Project-based Housing Assistance Payments Contract		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		Housing Choice Voucher HAP and Administration Expenses
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
VASH		
FSS		FSS Admin Expenses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2020		
CFP 2021		
CFP 2022		
CFP 2023		
CFP 2024		
CFP 2025		
3. Public Housing Dwelling Rental Income		Operating Expenses
4. Other income (list below)		
4. Non-federal sources (list below)		
Business Activities and Component Units		Operating Expenses/Debt Service Payments
Total Resources		

FINANCIAL RESOURCES: PINELLAS COUNTY HOUSING AUTHORITY
2025 Financial Resources

Planned Sources and Uses	**ESTIMATED**	
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants**		
i) Public Housing Operating Fund	1,252,435	Operations/Administration
j) Public Housing Capital Fund FFY 2025 Capital Fund	641,396	Modernization/Administration
k) Project-based Housing Assistance Payments Contract		
l) HOPE VI Demolition		
m) Annual Contributions for Section 8 Tenant-Based Assistance	46,419,444	Housing Choice Voucher HAP and Administration Expenses
n) Resident Opportunity and Self-Sufficiency Grants		
o) Community Development Block Grant		
p) HOME		
Other Federal Grants (list below)		
VASH		
FSS	125,000	FSS Admin Expenses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2020	0	
CFP 2021	0	
CFP 2022	7,222	
CFP 2023	240,307	
CFP 2024	669,958	
3. Public Housing Dwelling Rental Income	575,169	Operating Expenses
4. Other income (list below)		
4. Non-federal sources (list below)		
Business Activities and Component Units	20,896,860	Operating Expenses/Debt Service Payments
Total Resources	70,827,791	

4. Rent Determination Policies

PUBLIC HOUSING

Exemptions: PHAs that do not administer public housing are not required to complete this sub-component.

Income Based Rent Policies – Public Housing

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

Use of discretionary policies: (select one)

☒ **The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))**

---or---

☐ **The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)**

Minimum Rent:

What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

PCHA Policy

The minimum rent for this locality is $50.00

☒ **Yes** ☐ **No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? If yes, list these policies below:**

PCHA Policy

Financial hardship includes the following situations:

(1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

PCHA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following: (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

(2) The family would be evicted because it is unable to pay the minimum rent.

PCHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

(3) Family income has decreased because of changed family circumstances, including the loss of

employment.

(4) A death has occurred in the family.

PCHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

(5) The family has experienced other circumstances determined by the PHA.

PCHA Policy

The PCHA has not established any additional hardship criteria.

Implementation of Hardship Exemption

Determination of Hardship

When a family requests a financial hardship exemption, the PHA must suspend the minimum rent requirement beginning the first of the month following the family's request.

The PHA then determines whether the financial hardship exists and whether the hardship is temporary or long-term.

PCHA Policy

The PCHA defines temporary hardship as a hardship expected to last 90 days or less. Long-term hardship is defined as a hardship expected to last more than 90 days.

When the minimum rent is suspended, the family share reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

Example: Impact of Minimum Rent Exemption	
Assume the PHA has established a minimum rent of $50.	
Family Share – No Hardship	**Family Share – With Hardship**
$0 30% of monthly adjusted income	$0 30% of monthly adjusted income
$15 10% of monthly gross income	$15 10% of monthly gross income
N/A Welfare rent	N/A Welfare rent
$50 Minimum rent Minimum rent applies.	$50 Minimum rent Hardship exemption granted.
TTP = $50	TTP = $15

<u>*PCHA Policy*</u>

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family's ability to pay the minimum rent. The PCHA will make the determination of hardship within 30 calendar days.

No Financial Hardship
If the PHA determines there is no financial hardship, the PHA will reinstate the minimum rent and require the family to repay the amounts suspended.

For procedures pertaining to grievance hearing requests based upon the PHA's denial of a hardship exemption, see Chapter 14, Grievances and Appeals.

<u>*PCHA Policy*</u>

The PCHA will require the family to repay the suspended amount within 30 calendar days of the PCHA's notice that a hardship exemption has not been granted.

Temporary Hardship

If the PHA determines that a qualifying financial hardship is temporary, the PHA must suspend the minimum rent for the 90-day period beginning the first of the month following the date of the family's request for a hardship exemption.

At the end of the 90-day suspension period, the family must resume payment of the minimum rent and must repay the PHA the amounts suspended. HUD requires the PHA to offer a reasonable repayment agreement, on terms and conditions established by the PHA. The PHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

For procedures pertaining to grievance hearing requests based upon the PHA's denial of a hardship exemption, see Chapter 14, Grievances and Appeals.

<u>*PCHA Policy*</u>

The PCHA will enter into a repayment agreement in accordance with the PCHA's *repayment agreement policy (see Chapter 16).*

Long-Term Hardship

If the PHA determines that the financial hardship is long-term, the PHA must exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

PCHA Policy

The hardship period ends when any of the following circumstances apply:

1) *At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.*
2) *For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a $60/month child support payment, the hardship will continue to exist until the family receives at least $60/month in income from another source or once again begins to receive the child support.*
3) *For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.*

Effective 1/1/2027 with HOTMA Implementation:

Health and Medical Care and Disability Assistance Expenses
Phased-In Relief

PCHA Policy

The PCHA will not continue the phased-in relief for families who move from a different program (e.g., the family moves from the HCV program to public housing). These families will be treated as new admissions and the sum of expenses that exceeds 10 percent of annual income will be used to calculate their adjusted income.

General Relief

PCHA Policy

To qualify for a hardship exemption, a family must submit a request in writing. The request must show that the family's health and medical and/or disability assistance expenses have increased (other than the transition to the higher threshold) or that the family's financial hardship is a result of a change in circumstances. The PCHA defines a change in circumstances as a decrease in income or increase in other expenses that has resulted in the family's financial hardship but does not, on its own, trigger an interim reexam in accordance with PCHA policies.

Examples of circumstances constituting a financial hardship may include the following situations:
The family is awaiting an eligibility determination for a federal, state, or local assistance program, such as a determination for unemployment compensation or disability benefits;
The family's income decreased because of a loss of employment, death of a family member, or due to a natural or federal/state declared disaster; or

Other circumstances as determined by the PCHA.

The family must provide third-party verification of the hardship with the request. If third party verification is not available, the PCHA will document the file with the reason and will attempt to obtain third-party verification prior to the end of the 90-day hardship exemption period.

The PCHA will make a determination of whether the family qualifies within 30 calendar days and will notify the family in writing of the result within 10 business days of the determination.

If the PCHA denies the hardship exemption request, the PCHA notice will also state that if the family does not agree with the PCHA determination, the family may request a hearing.

If the family qualifies for an exemption, the PCHA will include the date the hardship exemption will begin and the date it will expire as well as information on how to request a 90-day extension based on family circumstances.

The family may request an extension in writing prior to the end of the hardship exemption period. The PCHA will extend relief for an additional 90-days if the family demonstrates to the PCHA's satisfaction that the family continues to qualify for the hardship exemption based on circumstances described above. The PCHA will require updated verification based on the family's current circumstances. Additional extension(s) may be granted on a case-by-case basis provided the family continues to request extensions prior to the end of each hardship exemption period. Families must report if the circumstances that made the family eligible for the hardship exemption are no longer applicable. At any time, the PCHA may terminate the hardship exemption if the PCHA determines that the family no longer qualifies for the exemption.

Child Care Expense Hardship Exemption

<u>PCHA Policy</u>

For a family to qualify, they must demonstrate that their inability to pay rent would be as a result of the loss of this deduction. The PCHA defines this hardship as a potential decrease in income or increase in other expenses that would result from the loss of the child care expense and such loss would impact the family's ability to pay their rent.

Some factors to consider when determining if the family is unable to pay rent may include determining that the rent, utility payment, and applicable expenses (child care expenses or health and medical expenses) are more than 40 percent of the family's adjusted income, or verifying whether the family has experienced unanticipated expenses, such as large medical bills, that have affected their ability to pay their rent.

The family must also demonstrate that the child care expense is still necessary even though the family member is no longer employed or furthering their education. The PCHA will consider qualification under this criterion on a case-by case basis (for example, if the family member who was employed has left their job in order to provide uncompensated care to an elderly friend or family member who is severely ill and lives across town).

The family must provide third-party verification of the hardship with the request. If thirdparty verification is not available, the PCHA will document the file with the reason and will attempt to obtain third-party verification prior to the end of the 90-day hardship exemption period.

The PCHA will make a determination of whether the family qualifies within 30 calendar days and will notify the family in writing of the result within 10 business days of the determination.
If the PCHA denies the hardship exemption request, the PCHA notice will also state that if the family does not agree with the PCHA determination, the family may request a grievance hearing.
If the family qualifies for an exemption, the PCHA will all required information listed above as well as information on how to request a 90-day extension based on family circumstances.

The family may request an extension in writing prior to the end of the hardship exemption period. The PCHA will extend relief for an additional 90-days if the family demonstrates to the PCHA's satisfaction that the family continues to qualify for the hardship exemption. The PCHA will require updated verification based on the family's current circumstances. Additional extensions may be granted on a case-by-case basis provided the family continues to request extensions prior to the end of each hardship exemption period. Families must report if the circumstances that made the family eligible for the hardship exemption are no longer applicable. At any time, the PCHA may terminate the hardship exemption if the PCHA determines that the family no longer qualifies for the exemption.

Rents Set at Less Than 30% of Adjusted Income:

☐ **Yes** ☒ **No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**

If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *Not Applicable*

Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) *Not Applicable*

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

PCHA Policy

The PCHA has opted not to use permissive deductions.

Ceiling Rents:

Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

For which kinds of developments are ceiling rents in place? (select all that apply) *Not Applicable*

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

Select the space or spaces that best describe how you arrive at ceiling rents (mark all that apply) *Not Applicable*

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

Rent Re-determinations:

Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in a rent adjustment? (mark all that apply)

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) ______
☒ Other: *All changes must be reported within 10 business days of change*

PCHA Policy

All families, those paying income-based rent as well as flat rent, must report all changes in family and household composition that occur between annual reexaminations (or annual updates) within 10 business days of the change.

The PCHA will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations.

The family will be required to report all changes in income regardless of the amount of the change, whether the change is to earned or unearned income, or if the change occurred during the last three months of the certification period. Families must report changes in income within 10 business days of the date the change takes effect.

☐ **Yes** ☒ **No: Does the PHA 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?**

PCHA Policy

The PCHA chooses not to establish a system of individual savings accounts (ISAs) for families who qualify for the EID.

Flat Rents:

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply)

☐ The Section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☒ Other:

PCHA Policy

OVERVIEW
Flat rents are designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

Flat rents are also used to prorate assistance for a mixed family. A mixed family is one whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigrations status [24 CFR 5.504].

This part discusses how the PHA establishes and updates flat rents. Policies related to the use of flat rents, family choice of rent, flat rent hardships, and proration of rent for a mixed family are discussed in Chapter 6.

Establishing Flat Rents

The 2015 Appropriations Act requires that flat rents must be set at no less than 80 percent of the applicable fair market rent (FMR). Alternatively, the PHA may set flat rents at no less than 80 percent of the applicable small area FMR(SAFMR) for metropolitan areas, or 80 percent of the applicable unadjusted rents for nonmetropolitan areas.

For areas where HUD has not determined a SAFMR or an unadjusted rent, PHAs must set flat rents at no less than 80 percent of the FMR or apply for an exception flat rent.

The 2015 Appropriations Act permits PHAs to apply for an exception flat rent that is lower than either 80 percent of the FMR or SAFMR/unadjusted rent if the PHA can demonstrate, through the submission of a market analysis, that these FMRs do not reflect the market value of a particular property or unit and HUD agrees with the PHA's analysis. The market analysis must be submitted using form HUD-5880, "Flat Rent Market Analysis Summary."

PHAs must receive written HUD approval before implementing exception flat rents. PHAs with a previously approved flat rent exception request may submit a written request to extend the approved flat rents for up to two additional years, provided local market conditions remain unchanged. Detailed information on how to request exception flat rents can be found in Notice PIH 2022-33.

PHAs are now required to apply a utility allowance to flat rents as necessary. Flat rents set at 80 percent of the FMR must be reduced by the amount of the unit's utility allowance, if any.

Review of Flat Rents

No later than 90 days after the effective date of the new annual FMRs/SAFMRs/unadjusted rent, PHAs must implement new flat rents as necessary based changes to the FMR/SAFMR/unadjusted rent or request an exception.

If the FMR falls from year to year, the PHA may, but is not required to, lower the flat rent to 80 percent of the current FMR/SAFMR/unadjusted rent.

<u>*PCHA Policy*</u>

If the FMR/SAFMR/unadjusted rent is lower than the previous year, the PCHA will reduce flat rents to 80 percent of the current FMR/SAFMR.

Applying Flat Rents

<u>*PCHA Policy*</u>

The PCHA will apply updated flat rents at each family's next annual reexamination or flat rent update after implementation of the new flat rents.

Posting of Flat Rents

<u>*PCHA Policy*</u>

The PCHA will publicly post the schedule of flat rents in a conspicuous manner in the applicable PCHA or project office.

Documentation of Flat Rents [24 CFR 960.253(b)(5)]

The PHA must maintain records that document the method used to determine flat rents, and that show how flat rents were determined by the PHA in accordance with this method.

HOUSING CHOICE VOUCHER (HCV) - SECTION 8 TENANT BASED-ASSISTANCE

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete this sub-component. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Payment Standards - HCV

Describe the voucher payment standards and policies.

What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 90% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *Not Applicable*

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☐ 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
☐ Other (list below)

How often are payment standards reevaluated for adequacy? (select one)

☒ At least annually
☐ Other (list below)

What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)

PCHA Policy

The payment standard is used in the calculation of the housing assistance payment for a family. The payment standard for the family is the lower of:

- *The unit size shown on the voucher, or*
- *The size of the actual unit selected by the family.*

The PCHA will implement new payment standards no later than 90 days after HUD publishes the Small Area Fair Market Rents for both the Tenant-based and Project-based Voucher programs. The new payment standard will apply to the family as follows:

- *If an increase in the payment standard, the earlier of:*
    - *o Annual re-examination;*
    - *o Interim re-examination (for change of family composition, change of income or contract rent change);or*
    - *o Move to new unit*
- *If a decrease in the payment standard: o Upon execution of new HAP Contract*

The payment standard is set by PCHA between 90% and 110% of the HUD published Small Area Fair Market Rent. PCHA will review the payment standard at least annually to determine whether an adjustment should be made. As reasonable accommodation, PCHA may establish an exception payment standard of not more than 120% of the published SAFMR.

Minimum Rent - HCV

What amount best reflects the PHA's minimum rent? (select one)

☐ $0

☐ $1-$25

☒ $26-$50

PCHA Policy

The minimum rent for this locality is $50.00

☒ **Yes** ☐ **No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? If yes, list these policies below:**

PCHA Policy

Minimum Rent Hardship

Participants in the housing choice voucher program are eligible for the hardship exception to minimum rent if they meet at least one of the following criteria:

- *The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. A hardship will be considered to exist only if the loss of eligibility has an impact on the* family's ability to pay the minimum rent. For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following: (1) implementation of assistance, if approved; or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances. To make a claim under this hardship exemption, the family must provide PCHA with proof of application for assistance, or termination of assistance. The proof would be provided by the agency responsible for granting assistance or terminating assistance.

• The family would be evicted because it is unable to pay the minimum rent. For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent or family -paid utilities. The family must be able to document the inability to pay the minimum rent at the time of the request.

• The family household income has decreased because of changed family circumstances, including the loss of employment. To make a claim under these criteria the loss of employment must not be the result of failure to meet employment requirements by the family. Changed circumstance as defined in this section includes, but is not limited to: o Reduction in work hours

o Reduction in pay rate
o Reduction in workforce

• If a death has occurred in the family. In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income). The deceased family member must be an income producing member of the household, which contributes 30% of income used to calculate the family rent.

To make a claim under these provisions the applicant or family must submit a request, in writing, to the PCHA office. The applicant/ family must provide documentation to support the request for a hardship exemption.
• The PCHA will make the determination of hardship within 30 calendar days.
• The PCHA will require the family to repay the suspended amount within 30 calendar days of the PCHA's notice that a hardship exemption has not been granted. The PCHA will enter into a repayment agreement in accordance with the PCHA's repayment agreement policy.
• If the PCHA determines that a qualifying financial hardship is temporary, the PCHA will reinstate the minimum rent from the beginning of the first of the month following the date of the family's request for a hardship exemption.

The PCHA defines temporary hardship as a hardship expected to last 90 consecutive days or less. Long term hardship is defined as a hardship expected to last more than 90 consecutive days.
The hardship period ends when any of the following circumstances apply:
• At an interim or annual re-certification, the family calculated TTP is greater than the minimum rent.
• For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost.
• For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.

Medical, Disability and Disability Apparatus Expense Threshold Hardship
Effective upon the PCHA HOTMA Compliance date, if a family experiences a financial hardship due to the increase from the threshold of three percent (3%) to ten percent (10%) of the family annual income for unreimbursed health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses for the elderly or disabled family (medical and disability expense) or family with a disabled member (disability apparatus expense). This hardship is specifically for families that previously (last recertification) were using the deduction threshold of 3%.
The hardship remedy will be phased in as follows:

• The family will receive an initial hardship deduction totaling the sum of medical/attendant care and auxiliary apparatus expense that exceeds 5 percent of annual income.
• Twelve months after the hardship is provided, the family must receive a deduction totaling the sum of expenses that exceed 7.5 percent of annual income.
• Twenty-four months after the initial hardship is provided, the family must receive a deduction totaling the sum of expenses that exceed ten percent of annual income.

General Financial Hardship
Effective upon the PCHA HOTMA Compliance Date, to receive general relief, an elderly or disabled family or a family that includes a person with disabilities must demonstrate that the family's unreimbursed health and medical care expenses or unreimbursed reasonable attendant care and auxiliary apparatus expenses increased, or the family's financial hardship is a result of a change in circumstances that would not otherwise trigger an interim reexamination. Examples of circumstances constituting a financial hardship may include the following situations:
• The family is awaiting an eligibility determination for a federal, state, or local assistance program, such as a determination for unemployment compensation or disability benefits;
• The family's income decreased because of a loss of employment, death of a family member, or due to a natural or federal/state declared disaster; or
• Other circumstances as determined by the PCHA

The hardship remedy for this provision is the deduction of expenses exceeding 5% of their annual income for the sooner of 90 days or when the circumstances end.
The family may request additional hardships as needed.

Hardship for loss of Childcare Expense
Effective upon the PCHA HOTMA Compliance date, a family whose eligibility for the childcare expense deduction is ending may request a financial hardship to continue the childcare expense deduction. The PCHA will recalculate the family's adjusted income and continue the childcare deduction if the family demonstrates that they are unable to pay their rent because of loss of the childcare expense deduction, and the childcare expense is still necessary even though the family member is no longer employed or furthering his or her education. The hardship exemption and the resulting alternative adjusted income calculation must remain in place for a period of up to 90 days.

- *The family may request additional hardships as needed.*

5. 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.

The PCHA maintains a comprehensive Preventative Maintenance Program that governs the management and upkeep of housing it owns and operates. This program establishes standards, rules, and policies to ensure safe, sanitary, and well-functioning housing, including:

- *Preventative Maintenance & Inspections: Regular inspections and servicing of electrical, mechanical, plumbing, HVAC, and building envelope systems on daily, weekly, monthly, and annual schedules. This* *includes testing fire alarms, smoke detectors, generators, and water heaters, as well as maintaining roofs, doors, windows, and grounds.*

- *Health & Safety Measures: Routine checks for gas leaks, water leaks, and fire safety equipment. Employees are required to check smoke detectors and hot water temperatures whenever entering a unit.*
- *Pest Control: Ongoing contracted pest control services are conducted monthly, with additional monitoring and eradication measures as needed to prevent infestation, including cockroaches.*
- *Housekeeping & Grounds: Regular cleaning of common areas, trash collection, floor care, and exterior upkeep (lawns, shrubs, sidewalks, and storm drains).*
- *Resident Service Requests & Repairs: Maintenance staff respond to both preventative needs and non-routine resident repair requests promptly, ensuring housing is kept in good condition.*
- *Contracted & Specialized Services: Certified contractors perform scheduled inspections and servicing of critical systems such as boilers, elevators, and fire sprinklers.*

The goal of these policies is to extend the useful life of equipment and buildings, reduce emergency repairs, and provide safe, sanitary housing in compliance with HUD requirements.

Where are these policies documented? *Rules, standards, and policies are found within PCHA's site-specific Preventative Maintenance Manual.*

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6. Grievance Procedures

A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

PCHA Policy

Public Housing:

Where are these policies documented? *PCHA's Grievance Policy and ACOP – Chapter 14, Grievances and Appeals*

The PCHA provides residents and applicants with a formal grievance procedure, as required by federal law (Section 6(k) of the U.S. Housing Act of 1937 and 24 CFR Part 966). This process ensures residents have access to a fair and efficient resolution of disputes with the PCHA.

- *Informal Settlement:*
  Residents may file a grievance orally or in writing within 10 business days of the issue. The PCHA reviews whether the matter qualifies for the grievance process and arranges an informal settlement conference. A written summary of the discussion and outcome is provided to the resident within five business days.

- *Formal Grievance Hearing:*
  If unsatisfied with the informal settlement, residents may request a formal hearing in writing within five business days. Hearings are conducted by an impartial hearing officer who was not involved in the original decision. Hearings provide residents the right to:
    - *Review relevant PCHA documents in advance,*
    - *Be represented by counsel or another representative,*
    - *Present evidence and witnesses, and*
    - *Cross-examine PCHA witnesses.*
- *Due Process Protections:*
  Hearings must be scheduled within 10 business days of the request, held at a convenient time, and conducted fairly. Decisions are based solely on the facts presented and issued in writing within 10 business days. Reasonable accommodations and interpretation services are provided as needed.
- *Binding Decision & Appeals:*
  The decision of the hearing officer is binding on the PCHA unless found to be inconsistent with HUD regulations, federal/state law, or the lease. Residents still retain the right to pursue judicial review in court.

Housing Choice Voucher – Section 8:

Where are these policies documented? *Briefing Packet and Admin Plan – Chapter 13, Informal Reviews and Informal Hearings*

Informal Review Policy

PCHA provides a copy of the Informal Review and Hearing procedures in the family briefing packet. When possible and allowed by regulation/law, PCHA may conduct administrative reviews of informal hearing/review requests and provide alternate resolutions at its discretion before proceeding with the family's request for a review or hearing.

An applicant may request an informal review of the PCHA's decision to deny the applicant's participation in the Housing Choice Voucher Program. Reviews are provided for applicants who are denied assistance before the effective date of the HAP Contract. The exception is that when an applicant is denied assistance for citizen or eligible immigrant status, the applicant is entitled to an informal hearing.

An applicant may request an informal review if the applicant:

- *Is denied listing on the waiting list or for a preference*
- *Is denied a voucher*
- *Is denied participation in the Program including portability*

Informal reviews will not be granted to applicants who dispute:

- *The unit size (number of bedrooms) stated on the voucher.*
- *A determination that a unit does not comply with Housing Quality Standards including space requirements.*
- *A determination that a proposed lease is unacceptable.*

• A decision to not approve a request for an extension of the term of the voucher.
• General policy issues, class grievances, or discretionary administrative determinations.

When the PCHA determines that an applicant is ineligible for the program PCHA will notify the applicant of their ineligibility in writing. The notice will contain:

• Reason(s) the family is ineligible
• Procedure for requesting a review if the applicant does not agree with the decision
• Time limit for requesting a review: The applicant must submit the written request for an informal review within 10 business days of the date of the denial notice.
• If the request is not submitted timely, it will mean that the applicant waived their right to request an informal review.

The informal review will be conducted by a person or panel including other than the one who made the decision under review or a subordinate of this person. The applicant will be provided an opportunity to present written or oral objections to the decision of the PCHA. The review decision will be based only on evidence presented at the review by both parties. Evidence presented after the review will not be considered. Extensions for evidence will not be granted.

The person or panel conducting the informal review will make a recommendation to the PCHA, but the PCHA Program Director is responsible for making the final decision as to whether admission should be granted or denied. If the informal review decision overturns the denial, processing for admission will resume.

If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified.

Informal Hearing Policy

Informal hearings may be requested for the following reasons:

• Determination of the amount of the total tenant payment or tenant rent
• Determination of hardship regarding minimum rent
• Decision to terminate assistance
• Decision to deny a family move
• Appropriate utility allowance used from schedule
• Family unit size under PCHA subsidy standards
• Termination of a family's FSS Contract, withholding supportive services, or proposing forfeiture of the family's escrow account

PCHA is not required to provide an informal hearing in the following cases:

• Discretionary administrative determinations by PCHA, or to consider general policy issues or class grievances
• Determination that the unit does not comply with PCHA's Housing Quality Standards including space requirements for family size, that the owner failed to maintain the unit in a decent, safe, and sanitary manner in accordance with the Housing Quality Standards (HQS), (including all services, maintenance, and utilities required under the lease).

• Decision to exercise any remedy against the owner under an outstanding contract, including the termination of Housing Assistance Payments to the owner
• Decision not to approve a family's request for an extension of the term of the Voucher issued to an assisted family which wants to move to another dwelling unit with continued participation
• Establishment of PCHA schedule of utility allowances for families in the program
• Disapproval of unit or lease

When the PCHA determines that a participant should be terminated from the program, PCHA will notify the participant of their proposed termination in writing. The notice will contain:

• Reason(s) for and timing of termination
• The date the proposed action will take place
• Procedure for requesting a hearing if the participant does not agree with the decision

Time limit for requesting a hearing: The participant must submit the written request for an informal hearing within 10 business days of the date of the termination notice.

Conducting Informal Hearings

The PCHA may conduct informal reviews telephonically, via video- teleconferencing, or through other virtual platforms provided that the family has not requested in-person informal hearing. Prior to scheduling a remote informal the PCHA will survey the family to determine if technology barriers exist that would limit the family's ability to participate in the hearing. If the participant does not have proper technology access, then the remote hearing will either be postponed until the PCHA can resolve the access issue(s), or an in-person alternative will be provided.

PCHA hearings will be conducted by a single hearing officer or a panel. The PCHA will appoint a person or panel who has/have been selected in the manner required under the hearing's procedure.

Hearings may be attended by the following applicable persons:

• A PCHA representative(s)
• Any witnesses for the PCHA
• The participant
• Any witnesses for the participant
• The participant's counsel or other representative, if requested o If the participant is bringing legal counsel to the informal hearing, the participant must notify PCHA at least 24 hours in advance of the hearing
• Any other person approved by the PCHA will be as reasonable accommodation for a person with a disability.

Hearing Decision

In rendering a decision, the hearing officer/panel will consider the following matters:

• PCHA Notice to the Family
• PCHA Evidence to Support the PCHA Decision
• Participant Presented Evidence
• Validity of Grounds for Program Termination

Rights of the Applicant/Participant and PCHA

The applicant/participant must appear in person at the review/hearing and may be represented by an attorney, or other representative, at their own expense. If the family is being represented by an attorney, the family must notify PCHA of such 24 hours in advance of the review/hearing.

- *The applicant/family and PCHA have the right to present evidence, both oral and written.*
- *The applicant/family and PCHA have the right to question any witnesses, and the right to state their case prior to the hearing officer's decision.*
- *The applicant/family has the right to arrange for an interpreter to attend the review/hearing, at their own expense.*
- *The applicant/family has the right to seek redress directly through judicial procedures of the court.*
- *PCHA has the right to make final submissions.*

The applicant/family and PCHA have the right to review any documents directly relevant to the review/hearing. Review of documents will take place at the PCHA office. Copying of any documents will be at the expense of the requesting party at .25 per copy. If the applicant/family or PCHA does not make the document available for examination on the request of the other party, that document may not be relied on during the review/hearing.

Review/Hearing Process

The review/hearing will follow the following guidelines:

- *The review will be conducted by any person or persons designated by PCHA, other than a person who made or approved the decision under review or a subordinate of this person.*
- *All PCHA Denial and Termination notices will advise the applicant/family of their right to a review/hearing and the process to request a review/hearing.*
- *The applicant/family must request an informal review/hearing in writing within the required time frame (10 business days after receipt of notice from the PCHA).*

PCHA will schedule the hearing within a reasonable timeframe, preferably before the effective termination date. If the hearing cannot be scheduled before the effective termination date, the effective termination date may be extended, based solely on the reason for the delay and at the sole discretion of PCHA.

The notification of hearing will contain:

- *Date and time of the hearing*
- *Location where the hearing will be held (which may include remote/virtual hearing)*
- *Family's right to bring evidence, witnesses, legal or other representation at the*
- *Right to view any documents or evidence in the possession of PCHA and upon which PCHA based the proposed action and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents or evidence must be received no later than five business days before the hearing date.*
- *If a family does not appear at a scheduled review/hearing and has not rescheduled the hearing in advance, the hearing officer will assume the family is no longer interested in the program and will uphold the denial/termination.*

• The applicant/family will be given an opportunity to present written or oral objections to PCHA's decision. If the family is presenting written documentation, a copy of the documentation will be made at the time it is presented at the hearing, for the participant file.

PCHA will notify the applicant/family of the PCHA final decision after the informal review/hearing, including a brief statement of the reasons for the final decision. The Notice will contain the following information:

• Applicant/family name
• Applicant/family address
• Date
• Date and time of review/hearing
• Names of everyone in attendance at review/hearing
• Final decision

Brief statement of the reason(s) for the final decision

• HUD regulation for the denial/termination (if upholding the denial/termination)
• Effective date of denial/termination (if applicable)

A hearing decision letter will also be sent to the owner, stating whether the termination was upheld or overturned. The notice to the owner will contain the following information:

• Family name
• Unit address
• Effective date of termination or
• Effective date of re-instatement

All requests for review, supporting documentation, and a copy of the final decision will be filed in the family's file.

Decisions Not Binding to PCHA

PCHA is not bound by a review/hearing decision on the following matters:

• A matter for which PCHA is not required to provide an opportunity for an informal review/hearing or otherwise in excess of the PCHA of the person conducting the review/hearing.
• A decision given contrary to HUD regulations, requirements, or otherwise contrary to Federal, State or Local law.
In the event that a review/hearing decision is not binding to PCHA, the Managing Director or their designee will send a notice to all parties attending the review/hearing that the decision is null and void. The notice will set a date and time for a new hearing with a different hearing officer.

Hearing Provisions for Restrictions on Assistance to Non-Citizens

Assistance to the family will not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision of the USCIS appeal.

Assistance to a family will not be terminated or denied while the PCHA hearing is pending; however assistance to an applicant may be delayed pending the PCHA hearing.

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7. Designated Housing for Elderly and Disabled Families

☒ Yes ☐ 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 elderly families or only by 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 "yes", complete one activity description for each development. The description shall 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.

1) *Pinellas Heights Senior Apartments (PHSA) – FL062000011*
2) *Elderly Only*
3) *Initial application submitted in 2014. The Designated Housing Plan Renewal processed by HUD in June 2025*
4) *Approved - renewed designation of elderly only until June 8, 2027*
5) *153 total designated units, with 21 proposed for elderly-only designation. PHSA is a mixed-finance development of which 21 units are set aside as public housing units.*

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8. Community Service and Self-Sufficiency

Provide a description of any programs relating to services and amenities provided or offered to assisted families.

Rainbow Village

Lutheran Services Florida (LSF) Head Start Program

The Pinellas County Housing Authority (PCHA) partners with Lutheran Services Florida (LSF) to provide on-site Head Start and Early Head Start services at Rainbow Village. LSF's Head Start program is federally funded by the U.S. Department of Health and Human Services and offers free, comprehensive early childhood education and care for eligible low-income families. PCHA and LSF have maintained a collaborative partnership for more than 30 years, reflecting a long-standing commitment to promoting family stability and self-sufficiency.

Head Start services at Rainbow Village include developmental screenings, individualized learning plans for children requiring additional support, nutritious daily meals (breakfast, lunch, and snack), healthcare coordination, and mental health resources. These services not only promote early childhood development and school readiness but also enable parents to pursue employment and educational opportunities by providing reliable, no-cost childcare.

Boys & Girls Clubs of the Suncoast (Ridgecrest Club)
PCHA also partners with the Boys & Girls Clubs of the Suncoast (Ridgecrest Club) to deliver structured daily after-school and summer programming for children and teens residing in Rainbow Village and the surrounding community.

The Boys & Girls Clubs program provides a wide range of services including academic tutoring, homework assistance, mentoring, STEM enrichment, arts and cultural activities, leadership development, and recreational opportunities such as sports and fitness. Youth also participate in healthy lifestyle education, character-building exercises, and community service projects—ensuring access to holistic, well-rounded development opportunities.

By offering safe, supervised, and engaging environments during critical out-of-school hours, the Boys & Girls Clubs program strengthens educational outcomes, promotes positive social and emotional growth, and contributes to neighborhood safety. Additionally, the Club's low-cost membership options and financial assistance programs ensure equitable access for low-income families, removing financial barriers to participation.

Collectively, these partnerships at Rainbow Village support family self-sufficiency, enhance educational success, and foster a thriving, stable community for children and their parents.

Pinellas Heights Senior Living

Meals on Wheels of Tampa Bay
At Pinellas Heights Senior Living, a community designated for residents aged 62 and older, PCHA partners with Meals on Wheels of Tampa Bay to enhance the health, independence, and well-being of senior residents through nutrition and supportive services.

Meals on Wheels provides nutritious, home-delivered meals to eligible residents who experience mobility limitations, health challenges, or economic barriers that make regular meal preparation difficult. In addition to meal delivery, the program offers wellness checks and friendly visits from trained volunteers, helping to reduce isolation and promote social connection among residents.

This partnership ensures that elderly residents receive consistent access to balanced meals, contributing to improved nutrition, better management of chronic health conditions, and overall stability. The presence of Meals on Wheels services within the community allows seniors to maintain independence while safely aging in place.

Neighborly Senior Care Network
PCHA also partners with the Neighborly Senior Care Network to further enhance resident health, nutrition, and social well-being. This collaboration provides essential supportive services that allow elderly residents to maintain independence, age in place safely, and remain active within their community.

Through this partnership, residents have access to home-delivered meals, congregate dining, transportation assistance, and care coordination services. Neighborly also provides wellness checks, resource referrals, and opportunities for social engagement through volunteer visits and group activities. These services promote *physical health, emotional stability, and social connection, while alleviating the barriers many older adults face related to limited income or mobility.*

Evara Health

In partnership with Evara Health, PCHA provides on-site access to comprehensive primary healthcare services for residents of Pinellas Heights Senior Living. Evara Health operates an on-site clinic every Wednesday, where a licensed family medicine physician offers routine primary care services. These include wellness exams, chronic disease management, medication management, preventive screenings, and treatment for minor health concerns.

Appointments are available to all residents, and visits are billed directly through their individual health insurance plan. By providing medical services on-site, this partnership eliminates transportation barriers, reduces missed appointments, and promotes proactive health management.

Together, these collaborations with Meals on Wheels, Neighborly Senior Care Network, and Evara Health strengthen the well-being of senior residents, improve access to essential services, and support PCHA's mission to improve the lives of residents.

Provide a description of any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency or assisted families, including programs under Section 3 and FSS.

The Family Self-Sufficiency (FSS) program is designed to assist motivated families or individuals, who are participants in the Housing Choice Voucher Program and Public Housing Program, to become independent of welfare/cash assistance and HUD assisted programs by increasing their earned income. FSS participants sign a Contract of Participation and develop an Individual Training and Services Plan (ITSP) with the guidance of their FSS Coordinator. Participants have up to 5 years to complete their goals, with the possibility of extension on a case by case basis. The ITSP contains steps that guide them to achieving their goals. Program staff work with local community agencies, schools, and government programs to ensure that participants obtain the resources they need to accomplish their goals.

Resources & referrals a participant might receive would be:

- *Budgeting and Credit Repair*
- *Job Search Methods & Job Training*
- *Financial Aid for education*
- *Parenting skills*
- *Homeownership Education*

FSS ESCROW ACCOUNT

As a participant's earned income increases after they have joined FSS program, their rent also increases. Depending on the baseline income participants start the program with, some will be eligible to have the difference in that increase placed into an interest-bearing escrow account that PCHA manages. Participants are eligible to graduate from the FSS Program and receive their escrow funds when all goals are completed, they are free of TANF and have suitable employment. Upon completing the program, escrow funds can be used to further *their career, education, or to move them closer to their homeownership goals. Participants who are in good standing also have access to request assistance from escrow forfeiture funds, held by PCHA, as long as funding is available. These funds must be utilized to assist participants with completing their ITSP goals.*

How does the PHA enforce community service requirements?

The PCHA enforces the Community Service and Self-Sufficiency Requirement (CSSR) by requiring all nonexempt adult residents to perform 8 hours per month (or 96 hours per year) of qualifying community service or self-sufficiency activities. At lease-up and annual reexamination, residents are informed of the requirement, provided with exemption forms, and given documentation forms and information on local volunteer and training opportunities. The PCHA verifies compliance annually and requires families to submit signed documentation from supervising agencies or providers, with self-certifications subject to validation. Noncompliance results in written notice at least 45 days before lease renewal, with opportunities to cure through a work-out agreement, proof the noncompliant member no longer resides in the unit, or grievance procedures. Failure to resolve noncompliance results in nonrenewal of the lease at the end of the term. The PCHA also provides in-house volunteer opportunities, collaborates with local organizations, and ensures reasonable accommodations for residents with disabilities.

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9. 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 include: (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 any coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

PCHA maintains the safety and security at all housing and work sites for residents, staff and the public. PCHA contracts with the Pinellas County Sheriff's Office for one community police officer and provides community space within its public housing communities for use. PCHA also uses its' capital fund program to make physical improvements on each property to enhance safety and security. Our ongoing applicant screening and lease enforcement activities promote resident and community safety as well. In addition, PCHA is actively implementing programs and services in our public housing communities to encourage and assist residents in setting goals and attaining self-sufficiency, and to provide youth programs for academic achievement.

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

Describe the need for measures to ensure the safety of public housing residents:

1. *There have been some incidences of violent and/or drug-related crime in some or all of the PHA's Developments*
2. *There have been some incidences of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments*

What information or data did the PHA used to determine the need for PHA actions to improve safety of residents?

1. Analysis of crime statistics over time for crimes committed "in and around" public housing authority
2. Resident reports
3. HA employee reports
4. Police reports
5. Community Policing Officer

Which developments are most affected?

1. *Rainbow Village Apartments*

Coordination between PHA and the police

Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

1. *Police maintain continuous involvement in development, implementation, and/or ongoing evaluation of drug related investigations and subsequent evictions; and*
2. *Upon request, police provide crime data monthly to housing authority staff for analysis and action; and*
3. *PCHA contracts with the Pinellas County Sherriff's Office to provide a Community Police Officer. The Police Officer has a physical presence on housing authority property and have community space for their use; and*
4. *Police regularly testify in and otherwise support eviction cases; and*
5. *Police regularly meet with the PHA management and residents.*

10.Pets

What are the PHA's policies on pet ownership in public housing?

The PCHA permits residents to own common household pets in public housing developments in accordance with HUD regulations, while ensuring health, safety, and property preservation. Assistance animals (service and support animals) are not considered pets and are excluded from pet rules. All pets must be registered with the PCHA, licensed, spayed or neutered, and kept in compliance with state and local animal control laws. Residents are limited to one pet (with aquariums up to 10 gallons counted as one pet), and certain animals such as reptiles, rabbits, wild or exotic animals, and livestock are prohibited. Pet owners must enter into a pet agreement, maintain their pets responsibly, and ensure pets do not become a nuisance or cause damage. Deposits are required, with charges for damages or waste removal assessed as needed. Violations of pet rules may result in removal of the pet or termination of tenancy, consistent with grievance procedures.

Where are these policies documented? *PCHA's Pet Policy and ACOP – Chapter 10, Pets*

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11. Civil Rights Certification

Confirm compliance with Civil Rights and Fair Housing laws.

The Pinellas County Housing Authority certifies that it is in compliance with all Civil Rights and Fair Housing Laws.

Where are the certifications maintained?

The PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that have Changed is included in the PCHA's 5-Year PHA Plan and Annual Plan.

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12. Fiscal Year Audit

☒ **Yes** ☐ **No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?**
☒ **Yes** ☐ **No: Was the most recent fiscal audit submitted to HUD?**
☐ **Yes** ☒ **No: Were there any findings as the result of that audit?**
☐ **Yes** ☒ **No: If there were any findings, do any remain unresolved?** *Not Applicable*
☐ **Yes** ☒ **No: Have responses to any unresolved findings been submitted to HUD?** *Not Applicable*

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13. Asset Management

☒ **Yes** ☐ **No: Is the PHA engaging in any activities that will 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 for such inventory?**

PCHA has fully and successfully implemented the Asset Management model of property management. Each property has it's own budget. Site based waiting lists have been implemented. Occupancy rates, monthly and year-to-date budgets, waiting lists, move-ins, move-outs, unit turnaround time, lease enforcement, inspections and work order items are monitored and discussed on a monthly basis. Each property has its own warehouse. Random checks are conducted periodically to ensure inventory in stock items match the inventory database. A full inventory count is conducted annually of all items in the warehouses. All reports on the above are prepared separately for each property.

PCHA examines the capital needs of each property on at the very least, a monthly basis, including the energy efficiency needs, and capital needs of each property. In addition, formal Physical Needs Assessments, Energy Audits and in-house Uniform Physical Conditions Inspections are performed. This allows for PCHA to prioritize resources to maximize effectiveness.

PCHA plans to implement strategies for reliable, long-term solutions to preserve it's public housing properties, support affordable housing reinvestment and neighborhood revitalization efforts, and to bring enhanced opportunity and choice to residents. Those strategies may include: (1) mixed-finance redevelopment to leverage private sector dollars; (2) creating mixed-income communities; (3) applying for moving to work designation; (4) implementing the Transforming Rental Assistance initiative to convert public housing to project-based rental *assistance; and (5) requesting waivers of certain regulations that provide disincentives to work. Some or all of these strategies will require disposition activity for Rainbow Village.*

14. Violence Against Women Act (VAWA)

Violence Against Women Act (VAWA). 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 children 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 children and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families; and 4) Where are these policies documented?

The PCHA complies with the Violence Against Women Act (VAWA) by ensuring that victims of domestic violence, dating violence, sexual assault, or stalking are not denied admission, terminated, or evicted solely because of their status as victims. The PCHA has designated a VAWA Coordinator to handle VAWA-related incidents, oversee compliance, and serve as the point of contact for victims seeking assistance. The PCHA provides referrals and partnerships with local service providers to connect victims with counseling, advocacy, and supportive services, and assists families in obtaining or maintaining housing through lease bifurcation, emergency transfers, and reasonable accommodations. To enhance victim safety, the PCHA maintains strict confidentiality of victim information, provides emergency transfer options, and prohibits retaliation or adverse actions against victims who seek protection. Staff receive guidance to respond sensitively to victim needs, and tenants are informed of their VAWA rights at admission, lease signing, and termination.

Where are these policies documented? *ACOP – Chapter 16, Program Administration and Admin Plan – Chapter 3, General Fair Housing Policies*

15. Homeownership Programs

Describe any homeownership programs offered by the PHA, including eligibility requirements.

What financing or counseling services are provided to participants?

General Provisions:
The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. The PCHA may also offer public housing residents relocating due to development repositioning an opportunity to participate in this program. The program is limited to first-time homeowners who have received housing counseling and meet the minimum income requirements.

Eligible participants are Section 8 participants. Eligible participants must have completed an initial lease term of one year and the first annual re-examination must be completed. In addition, the applicant may not owe the PCHA or any other housing agency an outstanding debt and must meet the eligibility criteria set forth herein.

Family Eligibility Requirements:

Participation in the Section 8 Homeownership Program is voluntary. The eligibility requirements for participation include:

- *First-time Home Owner: Each family must be a first-time homeowner. A "first-time homeowner" means that no member of the household has had an ownership interest in any residence during the three years preceding commencement of homeownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a "first-time homeowner" for purposes of the Section 8 homeownership option and the right to purchase title to a residence under a lease-purchase agreement is not considered an "ownership interest."*
- *At commencement of monthly homeownership assistance payments for the family, or at the time of a downpayment assistance grant for the family, the family must demonstrate that the annual income, as determined by the PHA in accordance with § 5.609 of this title, of the adult family members who will own the home at commencement of homeownership assistance is not less than: o In the case of a disabled family (as defined in § 5.403(b) of this title), the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve; or*
    - *In the case of other families, the Federal minimum wage multiplied by 2,000 hours.*
- *Employment History: With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time (an average of 30 hours per week) and has been continuously employed for one year prior to execution of the sales agreement.*

- *Completion of Initial Lease Term: Eligible participants in the Section 8 Homeownership Program must have completed an initial lease term of one year. The participant's first annual reexamination must be completed.*
- *No Outstanding Debt to any Housing Agency: Participants shall be ineligible for the homeownership program in the event any debt or portion of debt remains owed to the PCHA or any housing agency.*
- *No Current Ownership: No family member may have present ownership interest in a residence.*
- *Family Self-Sufficiency (FSS) Participation: Participants in the Section 8 Homeownership Program are required to participate in the PCHA's FSS program*
- *Prior Mortgage Default: If a head of household, spouse or other adult household member who will execute the contract of sale, mortgage and loan documents have previously defaulted on a mortgage obtained through the Section 8 Homeownership Program, the family will be ineligible to participate in the homeownership program.*

Additional PCHA Requirements:

- *Documentation of attendance at a PCHA Homeownership Orientation.*
- *A current bank statement verifying $2,000 in savings account designated toward the one percent (1%) of personal funds down payment requirement.*
    - *Applicants must document a three percent (3%) down payment with the mortgage lender prior to closing.*
- *Documentation of full-time employment status*
    - *A signed Homeownership Program Voucher Rental Status Confirmation*
    - *If applicable, a verification of disability, if not on file.*
- *The family must document household composition for all individuals who will reside in the household.*
- *Verification that all household bills have been paid on time and in full for 12 consecutive months prior to eligibility.*

Family Participation Requirements:

Once a family is determined to be eligible to participate in the program, it must comply *with the following additional requirements:*

• ***Homeownership Counseling Program***

PCHA will refer the family to a HUD certified housing counseling agency for completion of the 8 hour HUD home buyer education workshop PRIOR to being eligible.

• ***Locating a Home***

Upon issuance of the homeownership voucher, a family shall have one hundred eighty (180) days to locate and close on a home. It shall be considered located if the family submits a proposed sales agreement with requisite components to the PCHA. For good cause, the PCHA may extend a family's time to locate the home for an additional 30 period.

If a family is unable to locate a home within the time approved by the PCHA, their rental assistance in their current housing program shall continue. The family must provide evidence of active search on a monthly basis during the 180-day search and purchasing period. The PCHA reserves the right to withdraw the homeownership voucher if the family does not pursue a sales agreement.

• ***Type of Home***

A family approved for Section 8 homeownership assistance may purchase one of the following types of homes within Pinellas County: a new or existing home, a single family home, a condominium, a home in a planned use development or a manufactured home to be situated on a privately owned lot.

• ***Location of Home***

The family may purchase a home only within the boundaries of Pinellas County.

• ***Purchasing a Home***

Once a home is located and a sales agreement is signed by the family and approved by the PCHA, the family must close on the home within the allotted 180- day search and purchase period, or such other time as approved by the PCHA to purchase the home.

• ***Failure to Complete Purchase***

If a family with a Section 8 homeownership voucher is unable to purchase a home within the maximum time the PCHA permits, the PCHA shall provide the family with continued assistance in their current housing program. The family may not re-apply for the Section 8 homeownership program until they have completed one additional year of participation.

• ***Sales Agreement***

The sales agreement must provide for the HQS inspection by the PCHA and an independent inspection and must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to the PCHA. The contract must also provide that the purchaser is not obligated to pay for any necessary repairs without the approval of the PCHA. The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by the PCHA. The PCHA will include a contract addendum that is required to be signed and submitted with the sales contract.

• ***Housing Inspections***

To assure the home complies with the HUD inspection criteria established for the Section 8 program, it must be inspected by the PCHA. Homeownership assistance payments will not commence until this inspection is completed and the home meets all HQS requirements. The participant is not responsible for this expense.

• ***Independent Initial Inspection***

In addition to the HQS inspection, the family must also have an independent inspection of the home conducted by a professional home inspector. The inspection must go over the structure and major building systems. The PCHA will not pay for this inspection; it is the family's responsibility. The independent inspection report must be provided to the

PCHA. The PCHA may disapprove the unit based on the information contained in the report or for the failure to meet HQS standards.

• Financing Requirements

The proposed financing terms must be submitted for approval prior to the close of escrow. The PCHA shall determine the affordability of the family's proposed financing. In making such a determination, the PCHA may take into account other family expenses, including but not limited to, childcare, un-reimbursed medical expenses, education and training, expenses and the like. A conventional fixed mortgage is the only financing term that will be accepted by the PCHA.

Additional PCHA requirements:

- *Documentation of completion of a budgeting/financial fitness workshop.*
- *Documentation of a credit repair consultation and follow up. The lender will determine the credit score required for prequalification*

Compliance with Family Obligations:

A family must agree, in writing, to comply with all family obligations under the Section 8 voucher and the Homeownership programs. These obligations include, but are not limited to:

- *Maintain home as a sole residence;*

Attend additional homeownership counseling sessions as required by the PCHA if the family fails to meet mortgage obligations, comply with voucher program requirements, or maintain the home in accordance with HUD inspection standards or Pinellas County property maintenance codes.

- *Comply with mortgage terms;*
- *Comply with terms of Housing Association. if applicable;*
- *Not sell or transfer the home to anyone other than a member of the assisted family who resides in the home while receiving homeownership assistance;*
- *May not finance (or re-finance) or add debt secured by the home without prior approval of the PCHA;*
- *May not obtain a present ownership interest in another residence while receiving homeownership assistance;*
- *Must supply all required information to the PCHA, including but not limited to, annual verification of household income, notice of change in homeownership expenses, notice of move-outs and notice of mortgage default, and*
- *Make necessary repairs resulting from an annual HQS inspection within 30 days. The PCHA may grant an extension for major repairs when the family can demonstrate efforts are being made to make the repairs.*

Amount of Assistance:

The amount of the monthly assistance payment will be based on the voucher payment standard for which the family is eligible, the monthly homeownership expense and the family's household income.

The PCHA will pay the lower of either the payment standard minus the total family contribution or the family's monthly homeownership expenses minus the total family contribution. The family will pay the difference.

The voucher payment standard is the maximum monthly assistance payment (before deducting the total tenant payment by the family) made by the PCHA on behalf of a family participating in the homeownership program. The initial payment standard will be the lower of either the payment standard for which the family is eligible based on family size or the payment standard which is applicable to the size of the home the family decides to purchase.

The payment standard for subsequent years will be based on the higher of the payment standard in effect at commencement of the homeownership assistance or the payment standard in effect at the family's most recent annual re-examination. The payment standard amount may not be lower than what the payment standard

amount was at commencement of homeownership assistance. The initial payment standard will not be adjusted if there is a subsequent change in family size.
Homeownership expenses include the following:
• Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
• Real estate taxes and public assessments on the home;
• Home insurance;
• Reasonable allowance for maintenance expenses based on PCHA review of expenses incurred by homes of similar size and age;
• Reasonable allowance for costs of major repairs and replacements based on PCHA review of local costs of a similar nature;
• The PHA utility allowance for the home as established based on local utility usage for similar size and age of home;
• Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home.
• If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person
• Land lease payments (where a family does not own fee title to the real property on which the home is located; see § 982.628(b)).

The total family contribution is that portion of the homeownership expense that the family must pay. It is generally 30% of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance) will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.

The PCHA's contribution towards the family's homeowner expenses will be paid to a dedicated limited access account, unless otherwise required by the lender. The family will be responsible to submit their portion of the mortgage payment to the same account and the lender will make automatic withdrawal for the full amount.

The PCHA has established the minimum down payment for purchase of a home of 3% of the sales price. The family must provide at least 1% of the down payment amount from their own resources.

How many families are expected to participate annually?

The PCHA has been awarded 50 homeownership voucher, in which 23 are currently in use. The Administrative Plan outlines detailed eligibility and participation processes but does not specify an exact number of families expected to participate annually. Instead, participation is voluntary and subject to funding availability, family eligibility, and local demand.

Enrollment is capped by the PCHA's administrative capacity, funding limits, and the number of families that meet the strict eligibility and mortgage-readiness criteria. Certificates of Eligibility are issued on a first-come, first-served basis after applicants are determined "mortgage ready."

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16. Substantial Deviation

How does the PHA define a substantial deviation from the 5-Year Plan?

Substantial deviations/modifications from the 5-Year Plan are defined as any demolition or disposition activity *not specified in the plan. Work items in the 5-Year Action Plan are based on the most recent Physical Needs Assessments of the properties; however, these may change based on any emergency situations that may arise. If so, such change in capital work items is not considered a significant amendment or substantial deviation. Any proposed demolition, disposition, homeownership, Capital Fund Financing, development, and/or mixed finance proposals are considered to be significant amendments to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.*

The PCHA does not currently have any activities that would trigger a substantial deviation from the 5-Year Plan.

17.Significant Amendment/Modification

How does the PHA define a significant amendment or modification to the Annual Plan?

Significant Amendments to the Agency Plan are defined as any demolition or disposition activity not specified in the plan. Work items in the annual plan are based on the most recent Physical Needs Assessments of the properties; however, these may change based on an emergency situation. If so, such change in capital work items is not considered a significant amendment. Any proposed demolition, disposition, homeownership, Capital Fund Financing, development, and/or mixed finance proposals are considered to be significant amendments to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.

The PCHA does not have any current activities that would trigger a significant amendment or modification to the Annual Plan.

HUD APPROVAL LETTER FOR DESIGNATION OF ELDERLY UNITS

The Pinellas County Housing Authority (PCHA) has received HUD approval to renew its Designated Housing Plan for Pinellas Heights Senior Apartments (PHSA), Development No. FL062000011. The designation is for elderly-only occupancy.

The initial designation application was submitted in 2014, and the Designated Housing Plan Renewal was approved by HUD on June 12, 2025, extending the elderly-only designation through June 8, 2027.

A total of 153 units are included in the mixed-finance development, with 21 units designated for elderly-only occupancy under the Public Housing program.

U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4410

June 12, 2025

VIA ELECTRONIC MAIL

Mr. Neil Brickfield
Executive Director
Pinellas County Housing Authority
11479 Ulmerton Road
Largo, Florida 33778
nbrickfield@pinellashousing.com

Dear Mr. Brickfield:

This letter is in response to the Pinellas County Housing Authority's (PCHA) request for HUD to renew PCHA's Designated Housing Plan that was last approved on June 8, 2023, with a subsequent 2-year extension effective June 8, 2025. The Miami HUD Field Office received a request to further extend the Plan to June 8, 2027. This Plan designates units at the following development for elderly and/or non-elderly disabled families as noted below:

Development Name	Development Number	Bedroom Type Proposed for Designation				Proposed for Elderly-Only	Proposed for Elderly and/or Non-Elderly Disabled	Total Designated Units
		0-BR	1-BR	2-BR	3-BR			
Pinellas Heights Senior Apartments	FL062000011			21		21	0	153
Total						21	0	153

The PCHA's request was reviewed in accordance with the requirements of Section 7 of the United States Housing Act, and Notice PIH 2010-28 (HA) and subsequent Notice extensions.

Based on the information available to the Miami HUD Field Office, the renewal Plan is approved for an additional two (2) years, with an effective date of June 8, 2025. Please note the revised expiration date is June 8, 2027.

Prior to the expiration date, the PCHA may submit a written request for an additional two (2) year extension. The request must be submitted sixty (60) days prior to the expiration date.

This office wishes the PCHA continued success in the implementation of the DHP. If you have any questions regarding this approval, please feel free to contact Elivette Torres, Portfolio Management Specialist, at Elivette.Torres@hud.gov.

Sincerely,

6/12/2025

X Janice Clark

Janice Clark
Director, Office of Public Housing
Signed by: JANICE CLARK

DECONCENTRATION POLICY

In accordance with 24 CFR §903.2, the Pinellas County Housing Authority (PCHA) has reviewed its public housing portfolio to determine applicability of HUD's deconcentration and income-mixing requirements.

The PCHA operates only one general occupancy public housing development, Rainbow Village FL062000002, with 125 units. Because the PCHA does not operate multiple general occupancy developments, there are no developments available for comparison of average household incomes. Therefore, the deconcentration and income-mixing requirement is not applicable to this PHA.

CAPITAL IMPROVEMENTS

HUD 5-Year Action Plan (2023-2027) – Approved in EPIC on 1/5/2023 by Georgia Walton

HOTMA POLICY SUMMARY

Overview

The Housing Opportunity Through Modernization Act of 2016 (“HOTMA”) amended the U.S. Housing Act of 1937 to change how income is calculated and verified, how expenses are deducted, how assets are evaluated, and how interim reexaminations are conducted across HUD rental assistance programs. HUD's implementing guidance, PIH Notice 2023-27, Revision 3 (issued April 16, 2026), combines mandatory federal requirements with a series of local policy choices that each public housing agency must make. PIH Notice 2026-15 (issued May 14, 2026) sets the full-compliance date for the Pinellas County Housing Authority (“PCHA”) as January 1, 2027.

On July 21, 2026, PCHA staff presented a comprehensive HOTMA policy inventory to the Board of Commissioners, addressing every mandatory and discretionary item in Attachments A through J of PIH Notice 2023-27, Revision 3. The Board of Commissioners subsequently adopted these policies by resolution, effective January 1, 2027, for uniform application across the Housing Choice Voucher (HCV) Program, the Public Housing Program, and the Section 8 Multifamily Housing Program. These policies will be incorporated into PCHA's HCV Administrative Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), and Multifamily Housing Tenant Selection Plan (TSP) through conforming amendments.

Key Policy Selections

- **Asset limitation:** Full enforcement at annual and interim reexamination, with termination of assistance within six months of a determination that a family exceeds the HUD-adjusted asset limitation (subject to notice, hearing, fair-housing, VAWA, and reasonable-accommodation protections); no general cure period; family self-certification accepted for disqualifying real property.
- **Deductions:** No additional (permissive) deductions adopted; HUD's CPI-W–adjusted dependent ($500 for CY 2026) and elderly/disabled family ($550 for CY 2026) deductions applied as scheduled; 90-day (plus case-by-case 90-day extensions) hardship relief periods established for medical/attendant-care and child-care expense hardships.
- **Interim reexaminations:** Zero-percent threshold for both income decreases and household composition changes (additions/removals trigger a mandatory interim review); earned-income increases following a prior interim decrease are considered within the same annual cycle; otherwise-qualifying income increases are not processed within the final three months before the next annual reexamination.
- **Family reporting:** Families must report all changes in income and household composition within 10 business days.
- **Assets and income calculation:** Family self-certification of net family assets accepted at or below the HUD-adjusted threshold ($52,787 for CY 2026), subject to third-party verification at least once every three years; HUD's current passbook rate (0.40% for CY 2026) used to calculate imputed asset income when required.

- **Verification:** Enterprise Income Verification (EIV) used at all annual reexaminations and as necessary at interim reexaminations; Safe Harbor income determinations accepted at annual reexamination only.
- **Inflationary adjustments:** HUD-published annual adjustments (CY 2026: $105,574 asset limitation; $52,787 asset-income threshold; $550 elderly/disabled deduction; $500 dependent deduction; 0.40% passbook rate) applied automatically each year without separate Board action.

Implementation

PCHA will prepare conforming amendments to the HCV Administrative Plan, ACOP, and TSP; complete required public notice and hearing processes; configure system, forms, and reporting workflows with its software vendor, YARDI; train affected staff; and issue resident and participant communications, in advance of the January 1, 2027 effective date. Substantive future changes to a Board-adopted discretionary policy will return to the Board for approval.

The full staff memorandum and the Board of Commissioners' approved resolution adopting these policies are attached and incorporated by reference following this summary.

MEMORANDUM

TO:	Neil Brickfield, Executive Director
FROM :	Jasamine Randle, Director of Compliance
SUBJECT:	Adoption of HOTMA Mandatory and Discretionary Policies for the Administrative Plan, Admissions and Continued Occupancy Policy, and Tenant Selection Plan, Effective January 1, 2027
DATE:	July 21, 2026

Recommended action: Staff recommends that the Board of Commissioners approve and adopt the proposed mandatory and discretionary policy revisions required to implement the Housing Opportunity Through Modernization Act of 2016 ("HOTMA") in the Housing Choice Voucher Administrative Plan, the Public Housing Admissions and Continued Occupancy Policy, and the applicable Multifamily Housing Tenant Selection Plan.

Staff further recommends that the Board authorize the Executive Director, or designee, to make any non-substantive, technical, formatting, or regulatory conforming revisions necessary to ensure consistency with final HUD guidance, system requirements, and applicable federal regulations.

The approved policy revisions will become effective January 1, 2027, unless HUD establishes a different mandatory implementation date or provides additional implementation guidance requiring further revision.

Programs affected	Housing Choice Voucher, Public Housing, and Multifamily Housing Programs
Current full-compliance date	January 1, 2027, under PIH Notice 2026-15, subject to provisions already effective on earlier dates.

Executive Summary

HUD's PIH Notice 2023-27, Revision 3 is the principal implementation guide for Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The notice combines mandatory federal rules with areas in which a public housing agency must make a local policy choice or specify an operating method. This memorandum inventories those local decisions, states a recommended PCHA selection for each, and follows the notice's own organization so staff and auditors can trace every decision to the governing attachment.

Revision 3 was issued April 16, 2026. Its most important new clarification is in Attachment I: adding or removing a household member carries a zero-percent interim-reexamination threshold. A composition change therefore requires an interim review regardless of the percentage change in adjusted income, while the notice preserves a narrow interaction with a written policy not to process income increases during the final three months before the next annual reexamination.

The proposed selections: full enforcement of the asset limitation at reexamination, no permissive deductions, a zero-percent income-decrease threshold, consideration of earned-income increases after a prior interim decrease, no qualifying increases in the last three months before annual review, ten-business-day reporting, annual-only Safe Harbor determinations, and EIV use at annual reviews and as needed at interims. Adoption in one Board action creates a single, Revision 3–aligned record.

How This Memorandum Follows the HUD Notice

Sections 1 through 3 below correspond to the sections of PIH Notice 2023-27, Revision 3. The policy inventory that follows is organized by Attachments A through J. HUD explains that each attachment identifies the governing regulations, affected programs, a summary, subtopics, and whether PHA discretion exists. This memo uses that same sequence and identifies both true discretionary selections and mandatory provisions that still require PCHA to state a local procedure.

Table of Contents

1. Purpose

The purpose of the Board action is to adopt a complete local policy package for the HOTMA Section 102 income and asset provisions and the Section 104 public-housing asset limitation, as implemented by PIH Notice 2023-27, Revision 3. To the extent permitted by applicable program requirements, the adopted HOTMA policies will be applied uniformly across the Housing Choice Voucher Program, Public Housing Program, and Section 8 Multifamily Housing Program to promote consistency in administration and the treatment of similarly situated families. The package gives staff clear direction, supports consistent implementation across all three programs, and supplies the policy language needed for conforming amendments to the Administrative Plan, Admissions and Continued Occupancy Policy ("ACOP"), Tenant Selection Plan ("TSP"), and related procedures.

2. Background

HOTMA amended the United States Housing Act of 1937 to change how covered HUD programs define and verify income, deduct expenses, evaluate assets, conduct interim reexaminations, and use consent and verification information. HUD implemented the statutory changes through regulation and a series of notices. Revision 3 republishes the implementation guidance and incorporates later clarifications so PHAs may work from one consolidated notice.

2.1 Revision History and Current HUD Direction

1. **Revision 3 date:** April 16, 2026.
2. **Household composition:** Attachment I.3 now confirms a zero-percent threshold for additions and removals.
3. **Current full-compliance date:** PIH Notice 2026-15 establishes January 1, 2027 for PHAs that are not MTW agencies and are not using the FRS-only implementation path.
4. **Earlier deadlines remain:** the later compliance date does not undo HOTMA provisions already required on earlier dates, including the earned income disallowance transition, Form HUD-9886-A implementation, and specified income-definition, exclusion, and de minimis provisions.

Planning implication: Because annual reexaminations may begin roughly 120 days before their effective dates, data collection, verification, software configuration, notices, and staff readiness should be in place by September 2026 for January 1, 2027 transactions.

3. Comprehensive HOTMA Policy Inventory

Reading key: "PHA choice" identifies a local discretionary policy. "Mandatory" identifies a controlling rule; it is included when PCHA must specify the operating method or when the rule directly limits a local choice. The language below is the recommended Board direction and is stated as operative policy in the separate resolution.

Attachment A — Asset Limitation

Notice item	HUD status	PCHA policy selection / implementation
A.1 New admissions	*Mandatory rule; local geographic-hardship standard*	Deny admission when the family owns disqualifying real property or net family assets exceed the HUD-adjusted limit. Determine geographic hardship case by case. A property is unsuitable as a residence when location (outside county or state), accessibility, condition, occupancy, safety, VAWA protections, transportation, or reasonable access to employment, education, child care, or needed medical/disability services makes residence unreasonable for the family.
A.2 Annual/interim reexaminations	*PHA choice: nonenforcement, full enforcement, or limited enforcement*	Select full enforcement. A family that exceeds the asset limitation is subject to termination within six months after the determination, consistent with notice, hearing, due-process, fair-housing, VAWA, and reasonable-accommodation requirements.
A.3 Cure/exception policy	*PHA may establish limited exception or cure policies*	Do not establish a general cure period or categorical asset exception beyond the period and protections required by federal law. Individual reasonable-accommodation, VAWA, ownership-interest, and geographic-hardship determinations remain available where applicable.
A.4 Real-property self-certification	*PHA may rely on family certification*	Accept a signed family certification that the family does not own present ownership in disqualifying real property, unless information available to PCHA makes additional verification necessary.

Attachment B — Calculating Income

Notice item	HUD status	PCHA policy selection / implementation
B.1 New admissions and interim reexaminations	*Mandatory; no discretion*	At admission and at every interim reexamination, calculate household income — including income from assets — using anticipated (current) income for the upcoming 12- month period. This is consistent with pre-HOTMA practice and requires no local policy choice.
B.2 Annual reexaminations and B.3 SSA COLA	*Mandatory; no discretion*	At annual reexamination, unless a streamlined fixed- income determination applies (see I.9 below), first determine the family's income for the prior 12-month period using the EIV Income Report (pulled within 120 days of the reexamination effective date), the most recent Form HUD-50058/50059, and the family's current certification. Then incorporate any interim reexamination completed since the last annual review. Then apply any further reported change since the last reexamination, including Social Security/SSI cost-of-living adjustments, which are always treated as a change in income requiring adjustment. Income from assets is always anticipated regardless of examination type. PCHA may rely on a HUD-listed Safe Harbor determination as an alternative to independent verification, per J.5 below.

Notice item	HUD status	PCHA policy selection / implementation
B.4 De minimis calculation errors	*Mandatory correction; local repayment/credit method required*	Correct errors retroactive to the effective date. For a family overcharge (by no more than $30/month or $360 in annual adjusted income), first credit the family's tenant account and issue a direct refund when assistance ends, no balance is available, or a credit would not promptly make the family whole. Do not require a family to repay an agency-caused undercharge. Preserve repayment rights for fraud, misrepresentation, or family-caused errors as allowed by law.

Attachment C — Deductions and Expenses

Notice item	HUD status	PCHA policy selection / implementation
C.1 Dependent deduction	*Mandatory; no discretion*	Apply HUD's CPI-W–adjusted dependent deduction ($500 for CY 2026; see Attachment H) to every income examination effective January 1 or later, beginning with the family's next annual or interim reexamination after the adjustment, whichever is sooner.
C.2 Elderly/disabled family deduction	*Mandatory; no discretion*	Apply HUD's CPI-W–adjusted elderly/disabled family deduction ($550 for CY 2026; see Attachment H) beginning with the family's next interim or annual reexamination, whichever is sooner, after PCHA implements the updated amount.
C.3 Unreimbursed health and medical care / reasonable attendant care and auxiliary apparatus expenses	*Mandatory; no discretion*	Deduct the sum of unreimbursed health and medical care expenses and reasonable attendant care/auxiliary apparatus expenses that exceeds 10 percent of annual income, for elderly or disabled families only. Apply HUD's regulatory definition of eligible expenses (24 CFR 5.603); do not substitute or align with IRS Publication 502. Cap the attendant-care/auxiliary-apparatus portion of the deduction at the earned income of the family member whose employment the expense enables.
C.4/C.6 Health and medical care / reasonable attendant care hardship	*PHA must define hardship and may extend relief*	A qualifying hardship exists when a family cannot pay rent and basic necessities because of a waiting period for benefits, loss or reduction of income, death, disability-related need, disaster, or other circumstance as determined by PCHA. Grant the initial 90-day relief required by HUD and allow additional 90-day extensions, case by case, while verified hardship continues. Require updated information and prompt notice when hardship ends.
C.5 Child-care expense hardship	*PHA must define hardship and may extend relief*	Use the same inability-to-pay standard, tailored to loss of the child-care expense deduction. Grant the initial 90-day relief and additional 90-day extensions, case by case, while verified hardship continues. End relief when the family no longer qualifies and provide required notice.
C.7 Permissive deductions	*PHA choice; PHA funds the added subsidy*	Adopt no permissive deductions. Continue only deductions required by federal law.

Attachment D — Fair Housing and Civil Rights

Notice item	HUD status	PCHA policy selection / implementation
D.1 Nondiscrimination safeguards	*Mandatory; no separate programmatic discretion*	Apply all selections consistently with fair housing, civil-rights, accessibility, limited-English-proficiency, VAWA, and reasonable-accommodation duties. Where a neutral policy conflicts with an approved accommodation or legal protection, apply the individualized lawful modification.

Attachment E — Household Composition

Notice item	HUD status	PCHA policy selection / implementation
E.1 Additions and removals	*Mandatory 0% threshold under Revision 3; narrow last-three-month rule remains*	Process an interim reexamination whenever a household member is added or removed, regardless of percentage income change. If the composition change would otherwise produce an income increase during the final three months before the next annual reexamination, apply PCHA's written last-three-month nonprocessing policy and determine the new amount at the annual reexamination.

Attachment F — Income

Notice item	HUD status	PCHA policy selection / implementation
F.1 Annual income	*Mandatory; no discretion*	Annual income includes all amounts received from all sources by the head of household, co-head, spouse, and any other family member age 18 or older, plus unearned income received by or on behalf of each dependent under age 18, unless specifically excluded under Attachment G. Count amounts actually received, not amounts a family is legally entitled to receive but did not; however, when wages or benefits are garnished, levied, or withheld to satisfy a debt, count the gross amount before the reduction. Income from assets is always anticipated income regardless of examination type. Impute returns on net family assets only when net family assets exceed the HUD-adjusted threshold ($52,787 for CY 2026; see Attachment H) and actual asset income cannot be calculated for the specific asset.
F.6.b Actual and imputed income from assets	*Mandatory calculation; current HUD passbook rate*	When net family assets exceed the HUD-adjusted threshold and actual income cannot be calculated for a specific asset, impute income for that asset using HUD's current passbook savings rate. Use actual income from assets when it can be calculated, and combine actual and imputed amounts when both apply to different assets within the same household.
F.7 Self-certification of net family assets ≤ threshold	*PHA may accept under HUD-adjusted threshold*	Accept a family self-certification at admission and reexamination when net family assets do not exceed the HUD-adjusted threshold. Require reporting and verification of actual asset income and obtain full third-party verification at least once every three years, or sooner when information is inconsistent or unreliable.

Attachment G — Income Exclusions

Notice item	HUD status	PCHA policy selection / implementation
G.1 Statutory and regulatory exclusions	*Mandatory; verification method addressed in Attachment J*	Apply the exclusions in 24 CFR 5.609 and current HUD guidance. Do not create local exclusions that conflict with federal law. Use the verification policy in J.6 below for excluded income.

Attachment H — Inflationary Adjustments

Notice item	HUD status	PCHA policy selection / implementation
H.1 Annual HUD values	*Mandatory annual updates*	Use each HUD-published annual adjustment automatically on its required effective date without separate Board action. Update software, worksheets, forms, and public-facing plan references. For calendar year 2026, the published values include a $105,574 asset limitation, $52,787 threshold for applicable asset provisions, $550 elderly/disabled-family deduction, $500 dependent deduction, and 0.40% passbook rate.

Attachment I — Interim Reexaminations

Notice item	HUD status	PCHA policy selection / implementation
I.1 Income-decrease threshold	*PHA may select 10% or lower and choose rounding method*	PCHA has established a zero-percent threshold for decreases in annual adjusted income. Upon a family's request, PCHA will conduct an interim reexamination when the family reports any decrease in annual adjusted income, regardless of the percentage of the decrease.
I.2 Earned-income increase after a prior decrease	*PHA choice*	Conduct an interim reexamination for an increase in earned income when PCHA previously processed an interim decrease during the same annual cycle, subject to the final-three-month rule.
I.2 Final three months before annual	*PHA choice*	Do not process an otherwise qualifying income increase during the final three months before the scheduled annual reexamination. Include the change in the annual reexamination. Continue to process qualifying decreases and composition changes as Revision 3 requires, subject to the composition/increase interaction described in E.1.
I.3 Composition-change threshold	*Mandatory 0% under Revision 3*	Use a zero-percent threshold for additions or removals of household members. The change must trigger an interim review even when income does not change, except for the narrow final-three-month income-increase treatment stated in E.1 and I.3.
I.4 Continued Public Housing over-income status	*Mandatory; no discretion — Public Housing only*	When a Public Housing family is determined over-income at an annual or interim reexamination, provide written notice within 30 days of that initial determination. Conduct follow-up interim income examinations at 12 and 24 months after the initial determination, regardless of flat-rent status, notifying the family at each interval if it remains over-income; these examinations do not reset the family's normal annual reexamination date and are not required once income falls below the limit before the applicable interval. See PIH Notice 2023-03 for the related over-income notice requirements and continued- occupancy consequences.

Notice item	HUD status	PCHA policy selection / implementation
I.5 Non-interim reexamination transactions	*Mandatory; no discretion*	Use the Interim Reexamination/Mid-Cycle Changes action code on Form HUD-50058 (or the applicable Multifamily code on Form HUD-50059) to record, without conducting an interim reexamination, changes such as adding or removing a child-care or health/medical-care hardship exemption, adding or removing general hardship relief or a minimum-rent hardship, and updating a family member's citizenship or eligible-noncitizen status where it changes proration. For HCV, also use this method for contract-rent or payment-standard changes that do not correspond to an interim or annual reexamination. Make all other changes to assets, income, and deductions at the next interim or annual reexamination, whichever is sooner
I.6 Family reporting	*PHA establishes method and reasonable timeliness standard*	Require families to report all changes in income and household composition within 10 business days, regardless of amount or type, in writing or through RentCafe or another PCHA-authorized electronic method. The reporting duty applies even when PCHA will not process an interim adjustment.
I.7 Processing time period for interim reexaminations	*Mandatory; no discretion*	Complete an interim reexamination within a reasonable period after a family's request or after PCHA becomes aware of a qualifying increase in adjusted income; absent an unusual verification delay, complete processing no later than 30 days after PCHA becomes aware of the change.
I.8 Effective date of interim rent changes / untimely reports	*PHA may define extenuating circumstances for retroactive decreases*	For timely reported changes, give 30 days' advance notice of a rent increase (effective the first of the following month) and apply a rent decrease retroactively to the first of the month after the reported change. For untimely family-reported decreases, grant retroactive relief only when verified extenuating circumstances prevented timely reporting, determined case by case, and no earlier than the later of the month following the actual change or the month following the most recent prior income examination. Apply mandatory retroactivity and correction rules where the delay or error is attributable to PCHA.
I.9 Streamlined income determination	*PHA may use streamlined fixed-income rules and choose treatment of nonfixed income*	Use HUD's streamlined determination for eligible fixed- income sources. Verify and adjust nonfixed income rather than carrying the prior nonfixed amount forward. Do not use streamlined income at admission or when prohibited by HUD.
I.10 Impact on Family Self-Sufficiency (FSS) programs	*Mandatory; no discretion*	Apply the same interim-reexamination triggers to FSS participants as to other families: the adjusted-income decrease threshold in I.1, the increase threshold and exceptions in I.2, and the 0% composition-change threshold in I.3. Do not grow an FSS escrow account based on earned-income increases that are properly excluded from an interim under I.2 or I.3. Do not conduct an interim reexamination solely because a family enrolls in FSS unless a qualifying change independently requires one; a family whose first post-enrollment reexamination is its regularly scheduled annual review may have fewer escrow-credit opportunities over the life of its 5-year FSS contract of participation.

Attachment J — Verification

Notice item	HUD status	PCHA policy selection / implementation
J.1 Family member turns 18	*PHA establishes consent timing within HUD limits*	Require the adult consent form no later than the next annual or interim reexamination after the family member turns 18, unless HUD or the Executive Director requires earlier execution for verification or program integrity.
J.2 Revocation of consent	*PHA choice on consequences*	Treat revocation of required consent as grounds for denial of admission or termination of assistance/tenancy, after required notice, opportunity to cure where applicable, hearing rights, and consideration of reasonable accommodation and other legal protections.
J.3 EIV at interim reexaminations	*PHA choice; consistent application required*	Use EIV at annual reexaminations and at interim reexaminations when necessary to verify a reported change, resolve a discrepancy, or protect program integrity. Apply the practice consistently to similarly situated families.
J.4 EIV New Hires monitoring	*PHA choice tied to interim-increase policy*	Review the EIV New Hires Report at least quarterly for families whose rent was reduced through an interim reexamination, because PCHA elects to process later earned-income increases during the same annual cycle.
J.5 Safe Harbor income determinations	*PHA may accept specified means-tested determinations*	At annual reexamination only, accept the most recent eligible Safe Harbor determination from the federal means-tested programs listed by HUD, except Low-Income Housing Tax Credit determinations. Do not use Safe Harbor at admission or interim reexamination. Resolve conflicting or outdated information under HUD verification rules.
J.6 Alternative Social Security number evidence	*PHA may accept fallback evidence after standard sources are exhausted*	After documented attempts to obtain standard evidence, accept the family's SSN self-certification together with a third-party document naming the individual, as allowed by HUD. Continue required EIV validation and discrepancy follow-up.
J.7 Excluded-income verification	*PHA may accept self-certification unless more evidence is needed*	Accept family self-certification for fully excluded income unless information is inconsistent, the exclusion depends on facts not established by the certification, or third-party verification is otherwise necessary. Document the exclusion and verification level used.
J.8 Zero-income families	*PHA establishes self-certification and risk-based review procedures*	Accept a zero-income self-certification and PCHA zero-income worksheet at admission and annual reexamination. Conduct periodic risk-based reviews when warranted by household circumstances or inconsistent information, and review EIV within 120 days after admission as required by HUD.

4. Implementation Workplan

- Request Board of Commissioners approval, through adoption of a formal resolution, of the HOTMA mandatory and discretionary policies set forth in this memorandum..
- Prepare conforming HCV Administrative Plan, Public Housing ACOP, and Multifamily Housing TSP amendments, with required public notice and hearing processes (if applicable).
- Work with PCHA's software company, YARDI, to map each policy selection to software configuration, Form HUD-50058 processing, RentCafe workflows, EIV procedures, notices, and quality-control tests, and implement corresponding updates to each of those system items.

- Train eligibility, occupancy, housing-choice-voucher, property-management, multifamily housing program, hearing, and quality-control staff before the first HOTMA-effective transactions.
- Issue resident and participant communications explaining reporting duties, interim thresholds, hardship relief, asset limitations, verification options, and review rights.
- Complete a 90-day post-implementation review and bring any substantive policy adjustment back to the Board.

5. Board Action Requested

Staff recommends approval and adoption of the complete policy inventory above, and authorization for the Executive Director or designee to complete conforming plan, procedure, form, system, notice, and training changes. Substantive future changes to a Board-selected discretionary policy should return to the Board; ministerial changes required by HUD may be made administratively and reported to the Board.

6. Official Sources

PIH Notice 2023-27, Revision 3 (April 16, 2026). https://www.hud.gov/sites/dfiles/OCHCO/documents/2023-27pihn.pdf

PIH Notice 2026-09 (April 13, 2026). https://www.hud.gov/sites/default/files/hudclips/documents/PIH-2026-09.pdf — household-composition interim clarification incorporated into Revision 3

PIH Notice 2026-15 (May 14, 2026). https://www.hud.gov/sites/default/files/hudclips/documents/PIH-2026-15.pdf — current full-compliance schedule

HUD HOTMA discretionary-policy chart (revised March 14, 2024). https://www.hud.gov/sites/dfiles/PIH/documents/PH_HCV_Discretionary_Policie_Implement_HOTMA-Revised_2-29-24.pdf — cross-check of core PHA choices; supplemented by Revision 3

HUD calendar year 2026 inflationary adjustments. https://www.huduser.gov/portal/sites/default/files/datasets/inflationary-adjustments/CY2026-Revised-Amounts-And-Passbook-Rate.pdf

RESOLUTION NO. PH-2026-XXXX

A RESOLUTION ADOPTING PCHA'S HOTMA MANDATORY AND DISCRETIONARY POLICIES EFFECTIVE 1/1/2027, UPDATING OF THE HOUSING CHOICE VOUCHER PROGRAM ("HCV") ADMINISTRATIVE PLAN, PUBLIC HOUSING PROGRAM ADMISSIONS AND CONTINUED OCCUPANCY POLICY ("ACOP"), AND MULTIFAMILY HOUSING PROGRAM TENANT SELECTION PLAN ("TSP"), AND AUTHORIZING IMPLEMENTATION.

WHEREAS, the Housing Opportunity Through Modernization Act of 2016 ("HOTMA") amended the United States Housing Act of 1937 to change how covered U.S. Department of Housing and Urban Development ("HUD") programs define and verify income, deduct expenses, evaluate assets, conduct interim reexaminations, and use consent and verification information; and

WHEREAS, HUD has implemented HOTMA Sections 102 and 104 through regulation and through PIH Notice 2023-27, Revision 3 (issued April 16, 2026), which combines mandatory federal rules with areas in which a public housing agency must make a local policy choice or specify an operating method; and

WHEREAS, PIH Notice 2026-15 (issued May 14, 2026) establishes January 1, 2027 as the full-compliance date for HOTMA Sections 102 and 104 for public housing agencies, including PCHA, that are not Moving-to-Work agencies and are not using the Family Reporting Software-only implementation path, subject to certain HOTMA provisions already required on earlier dates; and

WHEREAS, PCHA staff have prepared a memorandum dated July 21, 2026, entitled "Adoption of HOTMA Mandatory and Discretionary Policies for the Administrative Plan, Admissions and Continued Occupancy Policy, and Tenant Selection Plan, Effective January 1, 2027" (the "Memorandum"), which inventories the mandatory and discretionary policy items required by PIH Notice 2023-27, Revision 3 across Attachments A through J of the notice, states a recommended PCHA policy selection for each item, and is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the policy selections recommended in the Memorandum include, among other things: full enforcement of the asset limitation at annual and interim reexamination; no permissive deductions; a zero-percent threshold for interim reexaminations based on decreases in annual adjusted income; consideration of earned-income increases following a prior interim decrease during the same annual cycle; non-processing of otherwise qualifying income increases during the final three months before the next annual reexamination; a zero-percent threshold for interim reexaminations triggered by additions or removals of household members; a ten-business-day family reporting requirement; acceptance of Safe Harbor income determinations at annual reexamination only; and use of the Enterprise Income Verification ("EIV") system at annual reexaminations and as necessary at interim reexaminations; and

WHEREAS, adoption of these policies in a single Board action, applied uniformly across the Housing Choice Voucher Program, Public Housing Program, and Section 8 Multifamily Housing Program to the extent permitted by applicable program requirements, will create one consolidated, Revision 3–aligned policy record and will supply the policy language necessary for conforming amendments to PCHA's Housing Choice Voucher Administrative Plan, Public Housing Admissions and Continued Occupancy Policy ("ACOP"), and applicable Multifamily Housing Tenant Selection Plan ("TSP"); and

WHEREAS, PCHA staff have recommended that the Board authorize the Executive Director, or designee, to make non-substantive, technical, formatting, or regulatory conforming revisions necessary to ensure consistency with final HUD guidance, system requirements, and applicable federal regulations, and to coordinate with PCHA's software vendor, YARDI, and other system and program resources necessary to implement the adopted policies; and

WHEREAS, the Board of Commissioners has reviewed the Memorandum and the policy inventory set forth in Exhibit A and desires to adopt the recommended policies;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PINELLAS COUNTY HOUSING AUTHORITY THAT:

Section 1. Adoption of Policy Inventory. The Board hereby approves and adopts the complete HOTMA mandatory and discretionary policy inventory set forth in the Memorandum and attached hereto as Exhibit A, covering Attachments A through J of PIH Notice 2023-27, Revision 3, including without limitation the policy selections summarized in Section 2 below.

Section 2. Summary of Key Policy Selections. Without limiting the full policy inventory adopted in Exhibit A, the Board specifically confirms adoption of the following selections:

- Attachment A (Asset Limitation): Full enforcement at annual and interim reexamination, with termination of assistance within six months of a determination that a family exceeds the HUD-adjusted asset limitation, subject to required notice, hearing, fair-housing, VAWA, and reasonable- accommodation protections; no general cure period; acceptance of family self-certification regarding disqualifying real property.
- Attachment C (Deductions and Expenses): No additional (permissive) deductions; adoption of PCHA hardship-exemption standards and 90-day (plus case-by-case 90-day extension) relief periods for health/medical care, attendant care, and child-care expense hardships.
- Attachment E and Attachment I (Household Composition / Interim Reexaminations): A zero-percent threshold for interim reexaminations based on any decrease in annual adjusted income; consideration of earned-income increases following a prior interim decrease in the same annual cycle; non- processing of otherwise qualifying income increases within the final three months before the next annual reexamination; a mandatory zero-percent threshold for interim

reexaminations triggered by the addition or removal of a household member, as required by Revision 3; and a ten-business-day family reporting requirement.

- Attachment F (Income): Acceptance of family self-certification of net family assets at or below the HUD-adjusted threshold, subject to third-party verification at least once every three years or sooner if information is inconsistent or unreliable; use of HUD's current passbook rate to calculate imputed asset income when required.
- Attachment H (Inflationary Adjustments): Automatic application of HUD-published annual adjustments (including, for calendar year 2026, a $105,574 asset limitation, a $52,787 threshold for applicable asset provisions, a $550 elderly/disabled-family deduction, a $500 dependent deduction, and a 0.40% passbook rate) without separate Board action.
- Attachment J (Verification): Use of EIV at annual reexaminations and as necessary at interim reexaminations; acceptance of Safe Harbor income determinations at annual reexamination only; and PCHA-established procedures for consent timing, revocation consequences, alternative Social Security number evidence, excluded-income verification, and zero-income family review.

Section 3. Conforming Plan Amendments. The Board hereby directs staff to prepare conforming amendments to the Housing Choice Voucher Administrative Plan, the Public Housing Admissions and Continued Occupancy Policy, and the applicable Multifamily Housing Tenant Selection Plan to reflect the policies adopted in Exhibit A, and to complete all public notice, resident advisory board, hearing, and comment processes required by 24 CFR 903.17 and other applicable law prior to final plan adoption.

Section 4. Authorization of the Executive Director. The Board hereby authorizes the Executive Director, or his designee, to: (a) make non-substantive, technical, formatting, or regulatory conforming revisions to the adopted policies as necessary to ensure consistency with final HUD guidance, system requirements, and applicable federal regulations; (b) coordinate with PCHA's software vendor, YARDI, and other system, forms, and training resources necessary to configure and implement the adopted policies, including Form HUD-50058 processing, RentCafe workflows, EIV procedures, and related notices and quality-control tests; (c) issue resident and participant communications explaining the adopted policies; and (d) take all other actions reasonably necessary and appropriate to implement this Resolution.

Section 5. Substantive Changes Return to the Board. Any substantive future change to a policy selection adopted by the Board under this Resolution shall be brought back to the Board for approval; ministerial changes required by HUD may be made administratively by the Executive Director and reported to the Board.

Section 6. Effective Date of Policies. The policies adopted by this Resolution shall become effective January 1, 2027, unless HUD establishes a different mandatory implementation date or provides additional implementation guidance requiring further revision, in which case the Executive Director is authorized to implement the revised date or guidance and to report such change to the Board.

Section 7. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this_______day of______________, 2026.

____

Chloe Firebaugh
Chair, Board of Commissioners

____

Neil Brickfield
Secretary

Exhibit A: Staff Memorandum dated July 21, 2026, "Adoption of HOTMA Mandatory and Discretionary Policies for the Administrative Plan, Admissions and Continued Occupancy Policy, and Tenant Selection Plan, Effective January 1, 2027," including the complete HOTMA policy inventory (Attachments A–J).

MEMBERSHIP OF RESIDENT ADVISORY BOARD

During the 2026 planning year, the Pinellas County Housing Authority (PCHA) expanded its outreach efforts to encourage broader participation in the Resident Advisory Board (RAB). A flyer inviting residents to join the RAB was distributed via email to program participants and posted at all PCHA properties to ensure equal access to the opportunity. This outreach resulted in the addition of five new members, bringing the RAB to a total of ten members representing the Public Housing, Housing Choice Voucher (HCV), and Project-Based Voucher (PBV) programs. The RAB convened on July 23, 2026 at 11:30 AM, where members contributed to the discussion of the 2027 Annual Plan.

Join the Resident Advisory Board

Your Voice Matters – Help Shape the Future of Our Housing Community

What is the Resident Advisory Board (RAB)?

The RAB is a group of residents from our federally assisted housing programs — including the Housing Choice Voucher (HCV) Program, Public Housing, and Project-Based Voucher (PBV) Program — who meet with PCHA staff to share feedback, discuss resident needs, and help guide PCHA policies, programs, and services.

What Does the RAB Do?

- Provides input on the PCHA's Annual Plan and 5-Year Plan
- Shares ideas to improve housing services and community programs
- Represents the voices of residents to PCHA leadership
- Helps create stronger communication between residents and the PCHA

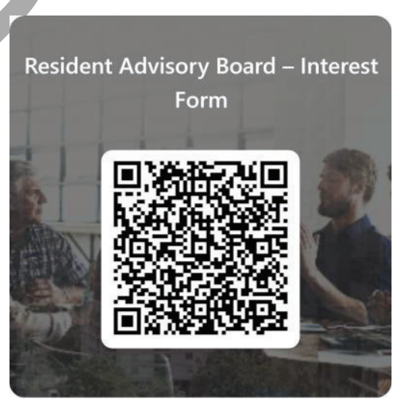
Membership Information

- The RAB can have 15 total members
- Members will represent a variety of PCHA housing programs and communities
- Meet once a year or upon request at the Central Office located at 11479 Ulmerton Road, Largo, FL 33778
- Term length: 3 years with availability to re-apply

How to Apply

If you are interested in becoming a member, please complete the online Resident Advisory Board Interest Form by **June 30, 2026 at 12:00am (midnight)** by selecting the link below or by scanning the below QR Code:

https://forms.cloud.microsoft/r/xatsCHzQqn



If you are unable to complete the form online, the form is attached as a PDF document to print and complete.

Get involved. Make your voice heard. Help shape the future of our housing community!

RESIDENT ADVISORY BOARD

2027 ANNUAL PLAN UPDATE

THURSDAY, JULY 23, 2026, 11:30 A.M.

<u>AGENDA</u>

1. **Opening/Greeting from Chief Programs Officer**
   - Elise Minkoff

2. **Annual Plan Process**
   - Five Year Plan/2027 Annual Plan Update (2025-2029)
   - Meeting with RAB
   - Public Hearing
   - Approval by PCHA Board of Commissioners
   - HUD submission – October 18, 2026

3. **Public Housing Program**
   - Continue to explore opportunities and pursue funding to facilitate the closure of our public housing program, with the goal of transitioning to a more sustainable project-based voucher program.

4. **Housing Choice Voucher, Public Housing, and Multifamily Housing Programs HOTMA Review and Proposed New Preferences**
   - *Pending Board Approval* - Overview of upcoming changes affecting income, assets, household-change reporting, interim reexaminations, hardship requests, and resident responsibilities, with implementation scheduled for January 1, 2027.
   - HCV/Project-Based Vouchers: Proposed new wait list preferences for all PCHA owned PBV Developments:
     i. *Pending Board Approval* - Current PCHA Emergency Housing Voucher families whose assistance is at risk due to insufficient EHV program funding
     ii. *Pending Board Approval* - Victims of a Federally Declared Natural Disaster or Persons Displaced by Government Action
   - Public Housing Program: Proposed new wait list preferences:
     i. *Pending Board Approval* - Current PCHA Emergency Housing Voucher families whose assistance is at risk due to insufficient EHV program funding
     ii. *Pending Board Approval* - Housing Choice Voucher families affected by the termination of a Housing Assistance Payments contract because an owner failed to make required repairs

5. **Resident Services Highlights**
   - Daily Check-In Program
   - Fire Safety Education
   - Hurricane Preparation
   - Palm Lake Village – Tub Conversions & Grant
   - Chore Services
   - Hygiene Hub

6. **Modernization**

Recap of Capital Fund Projects 2025-2026

Palm Lake Village

- New Sewer Lifts Installed
- Extra Parking Spots created with Turf Blocks

Lakeside Terrace

- 8 Units with new AC

Landings Cross Bayou

- Parking Lot Sealed and Striped

Rainbow Village

- Plumbing, Flooring, Ceiling, Wall Repairs - As Needed
- Unit turns: kitchen cabinets
- Hurricane Prep – Tree Trimming
- Appliances
- Reasonable Accommodations

Pinellas Heights

- HVAC replacement
- Accessible Seating Area - Completed
- Reasonable Accommodations

7. **Development Overview**

- Rainbow Village/Phase I Heritage Oaks (Removed 24 buildings;48 units) Relocation completed. Constructed 80-unit, three-story senior building – Lease-up completed
- Rainbow Village/Phase II Ridgecrest Oaks (Removed 12 buildings;27 units) 80-unit, three-story senior building will be constructed.   (74-one bedrooms and 6-two-bedroom apartments.) Work in progress; approximately 70% complete.
- Rainbow Village – Grand Oaks (Phase III & IV) Still in pre-development phase. Continue to submit RFPs for funding to the Florida Housing Finance Corporation to move forward on this phase.

8. **Fill Out Comment Papers**

9. **Adjourn**