

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families

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

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.																															
A.1	<p>PHA Name: <u>Alachua County Housing Authority</u> PHA Code: <u>FL070</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>276</u> Number of Housing Choice Vouchers (HCVs) <u>1142</u></p> <p>Total Combined <u>1418</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <ul style="list-style-type: none"> <li>o Financial Resources <ul style="list-style-type: none"> <li>o We continue to seek out new and diverse funding opportunities</li> </ul> </li> <li>o Rent Determination <ul style="list-style-type: none"> <li>o We continue to update our fair market rents for all programs</li> <li>o Resolution #10062021G HCV Payment Standard</li> <li>o Resolution #11032021F HCV and PH Utility Allowances</li> </ul> </li> <li>o Safety and Crime Prevention <ul style="list-style-type: none"> <li>o We received a Safety and Security Grant in the amount of \$250,000.00</li> <li>o Security fencing, security cameras at PHA sites and security doors and locks</li> </ul> </li> <li>o Significant Amendment/Modification <ul style="list-style-type: none"> <li>o Per definition, we have noted above the amendment to our fair market rents and payment standards</li> </ul> </li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review</p> <ul style="list-style-type: none"> <li>o Our Deconcentration Policy has been submitted to the Field Office</li> </ul>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. 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.</p> <ul style="list-style-type: none"> <li>o Mixed Finance Modernization or Development <ul style="list-style-type: none"> <li>o We continue to seek out and apply for various funding options for the modernization of our current portfolio and development of new housing opportunities. We continue to upgrade our facilities through modernization and/or demolition/disposition. These options include grants, low finance loans and private funding.</li> <li>o We will be looking at applying for demolition of 49 single family homes in the Merrillwood Subdivision under phase 2 of the redevelopment of our Alachua properties providing new state of the art units.</li> <li>o We will continue to look at opportunities for RAD conversion and Section 18 redevelopment.</li> <li>o Convert Housing Choice Vouchers to Project Based Vouchers for newly constructed units of part 1 of the Merrillwood redevelopment for Arbours at Merrillwood I.</li> <li>o We are evaluating the redevelopment or rehabilitation of 34 public housing units in Rocky Point for marketability and functionality including conversion of units to fully accessible units.</li> <li>o We are finalizing the modernization of 16 public housing units in Linton Oaks. Modernization included new flooring, kitchens, appliances, bathrooms, electrical upgrades, lighting, safety features and energy efficiency improvements. Next steps include security lighting upgrades, parking improvements and security cameras through the Safety and Security Grant.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Demolition and/or Disposition <ul style="list-style-type: none"> <li>○ We will be demolishing one single family home in the Waldo neighborhood burned in a fire. This unit along with another unit that has already been demolished due to a fire will be requested as demolished through the HUD Special Applications Center (SAC). We intend to replace both units with one fully accessible duplex unit under the Faircloth rule. We are actively seeking a property to use for this endeavor.</li> <li>○ We were approved by the HUD SAC office for the demolition of 17 public housing units in Merrillwood under phase 1 of the Merrillwood Redevelopment plan. We anticipate that the current 66 units will be replaced with new and modern facilities taking into account the immediate and projected future needs of the population. This will include the conversion of Housing Choice Vouchers to Project Based Vouchers. Phase 2 of this project is scheduled to start in late 2023 or early 2024. Resolution #08042021G Approval of Demolition Resolution #04062022E Approval of preference for residents displaced in demo area for vouchers</li> <li>○ We have partnered with a developer to build a 40 unit senior complex in Merrillwood under the name Arbours at Merrillwood 1. Resolution #09012021E Ground Lease</li> <li>○ We have submitted and are anticipating the approval of project based vouchers for the Arbours at Merrillwood 1 complex.</li> </ul> </li> <li>○ Conversion of Public Housing to Tenant Based Assistance <ul style="list-style-type: none"> <li>○ We are continuing this option for the 2022 plan for 2023</li> </ul> </li> <li>○ Conversion of Public Housing to Project Based Assistance under RAD <ul style="list-style-type: none"> <li>○ We are continuing this option for the 2022 plan for 2023 and as an option for phase 2 of the Merrillwood redevelopment plan</li> </ul> </li> <li>○ Project Based Vouchers <ul style="list-style-type: none"> <li>○ We continue to expand our PBV program including HUD-VASH and Section 8. During 2021 and 2022, we added more vouchers including a Foster Youth voucher program to help reduce homelessness. The purpose of the project-based voucher program is to provide PHA's with a flexible tool to increase housing opportunities for low-income families outside of areas with concentrated poverty. Key advantages to the PBV Program are, improved voucher utilization, an expanded pool of supportive housing, incorporating affordable housing units into new housing developments and providing additional housing opportunities for low and extremely low-income families. The purpose and advantages of the project-based voucher program mirror the goals and objectives of the ACHA to provide safe, affordable and quality housing to the laudable residents of Alachua County.</li> </ul> </li> <li>○ Units With Approved Vacancies and Modernization <ul style="list-style-type: none"> <li>○ We continue to diversify our capital dollars to enhance our facilities. Along with items noted above, we will be using our capital grants to modernize our facilities. In addition, we are furthering our non-smoking education and signage, taking care of the grounds, improving the dwelling structures, and providing the tools necessary to allow our staff to work more efficiently. We continue to look for funding by applying for grants wherever they may be available</li> <li>○ We are completing a large Modernization project of the Linton Oaks (aka Sugarfoot) complex of 16 townhouse units. These are getting upgrades to the electrical, mechanical and living environment as noted above.</li> <li>○ As part of retaining a high performer staff, these modernization activities help us maintain a 98% occupancy rate</li> </ul> </li> <li>○ Other Capital Fund Programs <ul style="list-style-type: none"> <li>○ We are engaged in the process of forming a partnership with Alachua County to manage a hotel for low to very low-income individuals as an expansion of our programming and diversification while seeking partnerships leading to additional financial resources and expanded options to the clients we serve. Alachua County applied for and received a 4+million dollar grant to completely rehabilitate a hotel. We will be partnering with Alachua County to manage the facility.</li> </ul> </li> </ul>
B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>Goal #1: Maintain high performing status in the Public Housing and Housing Choice Voucher programs.</b> We continue as an agency wide High Performer including PHAS and SEMAP. We will continue to set this goal and will enhance it in 2023 through the following actions:</p> <ul style="list-style-type: none"> <li>• Maintain a PH vacancy rate of 2% or less</li> <li>• Deliver timely and quality maintenance services to PH residents by maintaining an average work order response time of less than 3 days</li> <li>• Continue to perform timely annual physical inspections in accordance with the Uniform Physical Condition Standards (UPCS)</li> <li>• Continue to maintain the properties in decent, safe, sanitary and good repair</li> <li>• Maintain HCV lease up rate of 98% while not exceeding HUD limitations</li> <li>• Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional</li> <li>• Continue to ensure finding free financial audits</li> </ul> <p><b>Goal #2: Become the premier, innovative, and effective affordable housing provider in Alachua County and the North Central Region as defined by Enterprise Florida</b> The ACHA met this goal by working with several local agencies to identify housing needs in Alachua County. We will continue to work on this goal in 2023 through the following actions:</p> <ul style="list-style-type: none"> <li>• Continue to partner with other for-profits, non-profits, housing authorities and governmental or non-governmental entities and all forms of government programs and/or other available financing to renovate, redevelop or newly build public housing, tax credit housing, mixed finance housing and other forms of affordable housing in order to: <ol style="list-style-type: none"> <li>1. Building an affordable senior housing complex in progress</li> <li>2. Conversion of 40 Housing Choice Vouchers to Project Based Vouchers in progress</li> <li>3. Increase the availability of affordable housing in its jurisdiction</li> <li>4. We were approved to demo 17 single family public housing single in the Merrillwood Neighborhood. This process included partnerships with local authorities including the Commissions of the City of Alachua and Alachua County and local residents. We will be building a new complex that will address the housing needs of today and future including single family elderly units and handicapped accessible units.</li> </ol> </li> </ul>

	<p>5. Modernize and improve all of our existing housing stock.</p> <p>6. Demo two single-family units that were burned and replace with a duplex unit in a more advantageous area of need.</p> <ul style="list-style-type: none"> <li>Analyze all existing undeveloped or underdeveloped land and deteriorating structures and develop alternative plans leading to disposition, demolition or redevelopment.</li> <li>Apply for additional Housing Choice Vouchers or other similar programs as they become available.</li> <li>Strive to increase the availability of units for Housing Choice Vouchers participants by marketing the program to new owners, particularly those outside of areas of high poverty and minority concentration including traditional student areas.</li> <li>Seek out new funding opportunities related to affordable housing, community supportive services and other programs or funding as they become available.</li> <li>Incorporate financially feasible Green and Sustainability Best Practices in all future development or redevelopment activities.</li> </ul> <p><b>Goal #3: Promote economic independence and self-sufficiency for individuals and families participating in the Housing Choice Voucher Programs and Public Housing.</b></p> <p>The ACHA continues to work on this goal. We have working agreements with CareerSource North Central Florida and the Department of Children and Families to aid in resident opportunities. The objectives for 2022 - 2023 include the following:</p> <ul style="list-style-type: none"> <li>Become a Moving to Work Agency</li> <li>Implement a Family Self-Sufficiency Program.</li> <li>Seek new partnerships to enhance the social and economic supportive services (<i>i.e. job training, employment search, career building, credit counseling, child care, etc.</i>) for residents in assisted housing.</li> <li>Continue to encourage ACHA Public Housing participants to utilize the Barbra Higgins Scholarship Program.</li> </ul> <p><b>Goal #4: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.</b></p> <p>The ACHA continues their working relationship with the local Police Departments, Codes Enforcement and Planning Boards. This assists us in determining the plans for resident advisory panels and events including Back to School and Father's Day. We opened a new police sub-station in 2018 in the Phoenix neighborhood as a direct result of working with the local police department, residents and community leaders. We will continue to do this in the next year through the following activities and objectives:</p> <ul style="list-style-type: none"> <li>Form local partnerships and coordinate local resources to plan events and activities for residents (<i>i.e. Father's Day Event, Back-to-School Event, or Health Fair</i>).</li> <li>Meet monthly with the Resident Advisory Board or other residents in a variety of forums to provide the opportunity for input and feedback about agency operations, plans, and policies.</li> <li>Ensure that there are at least two positive media stories a year.</li> </ul> <p><b>Goal #5: Maintain a high level of employee relations and morale.</b></p> <p>The ACHA continues to work very hard in this area; however, COVID has limited our abilities to meet quarterly as a whole organization. However, managers continue to meet directly with the Executive Director regularly. By forming this management style, managers have more control and responsibility in employee development. With the COVID-19 Coronavirus pandemic, we instituted a work from home program that has turned out to be very effective. Employees like the opportunities related to working from home. We will continue to enhance our employee relations through the following objectives in the coming year:</p> <ul style="list-style-type: none"> <li>Enhance lines of communications through staff meetings, committees, and other necessary internal communications to provide updates and progress reports about agency activities.</li> <li>Continue to reward performance through the timely implementation of a performance management system.</li> <li>Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.</li> <li>Offer an expanded plan of work hours and flexible programs so that we attract and retain top employees.</li> <li>Continue employee of the year awards</li> <li>Implement years of service awards</li> <li>Evaluate positions and salaries: we are currently in the process of completing a Salary Survey of all Authority positions</li> <li>Institute diversity and sensitivity training and discussions: We recently had an agency wide training on Diversity and Inclusion</li> <li>Making changes to the employee benefit bank to increase options for benefits including retirement, medical, dental, vision, etc. <ul style="list-style-type: none"> <li>Resolution #08042021F Adding Juneteenth as an observed holiday</li> <li>Resolution #01052022E Adding Wellness Benefit to employee benefits</li> <li>Resolution #01052022G Approval of ACHA Cafeteria Plan</li> </ul> </li> </ul>
B.4.	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <ul style="list-style-type: none"> <li>Our most recently approved 5-Year Action plan was submitted on 10/06/2021 and approved by Larry Hayes on 11/16/2021.</li> <li>We have submitted an updated plan on 7/07/2022 that is awaiting approval.</li> </ul>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>The RAB met on July 25, 2022 and participated in a review of the draft plan. There were no comments provided.</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p style="font-size: 100px; opacity: 0.5; text-align: center;">DRAFT</p>

D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
D.1	<p data-bbox="269 300 623 321"><b>Affirmatively Furthering Fair Housing.</b></p> <p data-bbox="269 342 1515 468">Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div data-bbox="269 489 1515 573"> <p><b>Fair Housing Goal #1:</b> Increase opportunities for and access to safe, decent and affordable housing by developing new affordable housing units of opportunity.</p> </div> <div data-bbox="269 594 1515 919"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>○ Build a 40-unit senior complex in Alachua by the end of 2023</li> <li>○ Build a fully accessible duplex within an area of opportunity by summer 2023</li> <li>○ Formulate an action plan for the redevelopment of 49 public housing units in Alachua targeting affordable and fair housing opportunities</li> <li>○ Create a plan for redeveloping the remaining aging public housing stock under the Alachua County Housing Authority using the Faircloth Rule with new affordable units that meet the targeted housing needs of Alachua County by December 2024</li> </ul> </div> <div data-bbox="269 972 1515 1077"> <p><b>Fair Housing Goal #2:</b> Provide more diverse housing opportunities and encourage mobility among low-income residents living in areas of poverty, particularly among those in racially and ethnically concentrated areas of poverty (RECAP).</p> </div> <div data-bbox="269 1098 1515 1329"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>○ Develop a Moving to Work Action Plan for submission to HUD in the next 3 years. <ul style="list-style-type: none"> <li>○ Submit an application to become a Moving to Work agency in order to have maximum flexibility and creativity in housing strategies to further fair housing opportunities.</li> </ul> </li> </ul> </div> <div data-bbox="269 1371 1515 1455"> <p><b>Fair Housing Goal #3:</b> Develop new housing units with long-term affordability for a broad range of low-income households with emphasis on dispersal of affordable housing.</p> </div> <div data-bbox="269 1476 1515 1780"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>○ Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing. <ul style="list-style-type: none"> <li>○ Work with the City of Gainesville, Alachua County and local communities over the next 4 to 5 years to research and create an action plan that emphasizes the dispersal of affordable housing throughout the Alachua County community while meeting the needs of protected classes.</li> <li>○ Adopt the Strategic Action Plan within 5-years</li> </ul> </li> </ul> </div>

**Fair Housing Goal #4:** Ensure internal policies and practices advance access & mobility for groups with significant challenges in accessing safe and affordable housing including the elderly, people with disabilities, people with limited English proficiency and people with criminal records.

*Describe fair housing strategies and actions to achieve the goal*

- Ensure that 5% to 15% of all new ACHA constructed units are built according to Section 504 accessibility standards.
- Create incentives to increase the number of accessible units in Housing Choice Voucher programs and project-based developments.
- Prioritize resources to develop permanent supportive housing for persons experiencing homelessness due to criminal records.
- Dedicate project based vouchers to benefit individuals experiencing homelessness
- Review internal policies and procedures to determine barriers for those with limited English proficiency

**Fair Housing Goal #5:** Provide resources for low-income families in public housing to improve educational outcomes.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will partner with the Alachua County School system to improve educational outcomes of the students within the portfolio of the Authority.
- ACHA will evaluate the possibility for a Home from School program for residents whose children have been suspended or expelled from school.
- ACHA will promote access to higher education scholarship programs and federal financial aid.
- ACHA will seek partnerships with wireless providers to promote digital access and training for residents

**Fair Housing Goal #6:** Provide resources to financially stabilize Public Housing and/or Housing Choice Voucher clients.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will work with clients to enroll 20 to 30 of its clients in financial management classes over the next 5-years.
  - Work with local banks to provide no cost savings accounts for program participants
  - Work with local banks to provide training on money management
  - Work with Santa Fe College to locate and promote financial literacy classes

**Fair Housing Goal #7:** Provide resources for program participants to improve educational opportunities.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will work with clients to enroll 20 to 30 of its clients in educational classes including GED programs and secondary and post-secondary classes over the next 5-years.
  - ACHA will work with the Alachua County School Board to provide after school opportunities for program participants
  - ACHA will enhance and promote the Barbara Higgins Scholarship for program participants
  - ACHA will work with Santa Fe College to locate and promote educational opportunities to protected classes

**Fair Housing Goal #8:** Address and, when appropriate and legally possible, remove government constraints to the maintenance, improvement and development of affordable housing.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will work with the local municipalities to identify and alter or remove impediments to building and/or rehabilitating the current housing stock.
- ACHA will review local codes and ordinances to identify barriers to affordable housing

**Fair Housing Goal #9:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin and/or color.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will review internal policies and procedures to determine and, if needed, make adequate changes to reduce the barriers to affordable and fair housing to current and potential program clients
- ACHA will review local codes and ordinances to determine and, if needed, recommend adequate changes to the governing bodies to reduce the barriers to affordable and fair housing to current and potential program clients of housing authority participants

**Fair Housing Goal #10:** Encourage public investment in providing affordable housing units to Voucher participants throughout Alachua County.

*Describe fair housing strategies and actions to achieve the goal*

- ACHA will work with landlords to diversify the availability and affordability of units available under to the voucher program participants including bringing on 5 to 10 new landlords over the next 3 years.
  - ACHA will use various forms of media to target unknown landlords
  - ACHA will look for legally allowable incentive programs for landlords that provide housing opportunities to protected classes furthering fair housing



Board Resolution  
Resolution #10062021G

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Oct 6<sup>th</sup>, 2021, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board of Commissioners approved the new 2022 ACHA Section 8 HCV  
Payment standard. Be ratified and approved.

Note if amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Vice Chairman Martin-Back

Seconded by: \_\_\_\_\_ Commissioner Porter

Commissioner Vote:

Chairman Packer Yes\_

Commissioner Blount Yes

Commissioner Martin-Back Yes

Commissioner Porter Yes

Commissioner Vaughn Yes

Alternate Commissioner Gaddy \_\_\_\_\_

DRAFT

Verified by: 

Title: Chair

Date: 10/6/21

Board Resolution

Board Resolution  
Resolution #11032021F

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Nov 3, 2021, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board of Commissioners approved the new 2022 ACHA Section 8 HCV  
and Public Housing Utilities Allowance. Be ratified and approved.

Note if amended: \_\_\_\_\_

Moved by: \_\_\_\_\_ Vice Chairman Martin-Back

Seconded by: \_\_\_\_\_ Commissioner Blount

Commissioner Vote:

Chairman Packer Yes\_

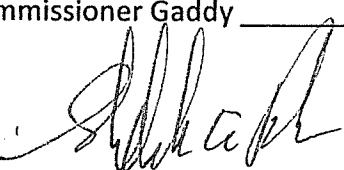
Commissioner Blount Yes

Commissioner Martin-Back Yes

Commissioner Porter Yes

Commissioner Vaughn Yes

Alternate Commissioner Gaddy \_\_\_\_\_

Verified by:  \_\_\_\_\_

Title: Chairman

Date: 3/11/

Board Resolution

Board Resolution  
Resolution #08042021G

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Aug 4, 2021, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board approved the Demolition of 17 Public Housing units on the  
south end of our Merrillwood Development as well as the ACHA to enter into a 55 year ground  
Lease to construction a 40 low-income senior units be ratified and approved.

Note if Amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Vice Chairman Martin-Back

Seconded by: \_\_\_\_\_ Commissioner Blount

DRAFT

Commissioner Vote:

Chairman Packer Yes \_\_\_\_\_

Commissioner Blount Yes

Commissioner Martin-Back Yes

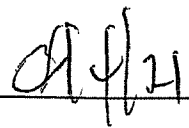
Commissioner Porter Absent

Commissioner Vaughan \_\_\_\_\_ Yes

Alternate Commissioner Mcbee \_\_\_\_\_ Yes

Verified by: 

Title: Chairman Packer

Date: 

**BOARD RESOLUTION 08042021G  
APPROVAL TO DEMOLISH 17 PH UNITS**

**WHEREAS**, the Alachua County Housing Authority Desires to demolish 17 PH units and.

**WHEREAS**, the Alachua County Housing Authority desires that the units be demolished due to age of units as well as Physical obsolescence. The ACHA has also obtained 9% tax credit funding for new construction...

**WHEREAS**, Ken Armstrong, Executive Director of the Alachua County Housing Authority, has made a formal presentation to the Board of Commissioners.

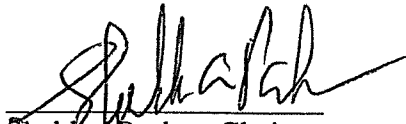
**WHEREAS**, the Board of Commissioners are in full agreement that the 17 PH units be demolished; and that the ACHA enter into a 55 year ground lease to construct 40 new units.

**NOW THEREFORE BE IT RESOLVED**, by the Alachua County Housing Authority that the Authority express its support of the request to demolish the 17 PH units on the south end of our Merrillwood site and relocate the 17 residents per our relocation plan

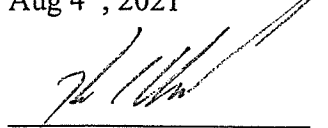
**BE IT FURTHER Resolved**, that the Executive Director is authorized to execute documents and provide certifications and submit to HUD for approval request to demolish the 17 units at our Merrillwood site in our Alachua, FL HUD project number FL070.

The motion was carried out by Vice Chairman Martin-Back and seconded by Commissioner Blount a unanimously carried, approving the Boards desire to demolish 17 Public Housing units in Merrillwood.

All Board members in favor of Resolution#08042021G



Sheldon Packer, Chairman  
Alachua County Housing Authority  
Aug 4<sup>th</sup>, 2021



Ken D. Armstrong, Secretary  
Alachua County Housing Authority



Board Resolution  
Resolution #09012021E

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Sept 1<sup>st</sup>, 2021, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board approved a new 55 Year Ground Lease on our Merrillwood  
property For future construction of Phase II Arbours At Merrillwood Family, LLC 96 unit tax  
Credit Project be ratified and approved.

Note if Amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Commissioner Blount

Seconded by: \_\_\_\_\_ Commissioner Vaughan

Commissioner Vote:

Chairman Packer Yes \_\_\_\_\_

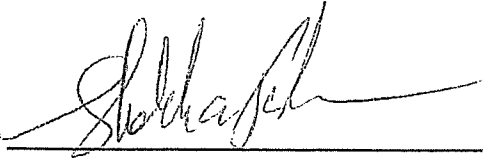
Commissioner Blount \_\_\_\_\_ Yes

Commissioner Martin-Back Yes

Commissioner Porter Absent

Commissioner Vaughan \_\_\_\_\_ Yes

Alternate Commissioner Mcbee \_\_\_\_\_ Yes

Verified by:  \_\_\_\_\_

Title: Chairman Packer

Date: 9/1/21

DRAFT

**BOARD RESOLUTION 09012021E**  
**APPROVAL of Family Ground Lease at Merrillwood**

**WHEREAS**, the Alachua County Housing Authority desires to execute a Ground Lease.

**WHEREAS**, the Alachua County Housing Authority desires that Merriwood PH units be demolished due to age of units as well as Physical obsolescence. The ACHA will apply for 9% tax credit funding for new construction of 96 units...

**WHEREAS**, Ken Armstrong, Executive Director of the Alachua County Housing Authority, has made a formal presentation to the Board of Commissioners.

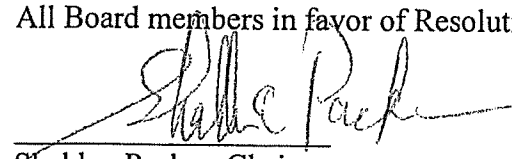
**WHEREAS**, the Board of Commissioners are in full agreement that the ACHA enter into a 55 year ground lease on our Merrillwood Development to construct new Family Units.

**NOW THEREFORE BE IT RESOLVED**, by the Alachua County Housing Authority that the Authority express its support of the request approval of a new 55 Year ground Lease on the Phase II Merrillwood Property. As well, as to demolish the current 49 PH units on our Merrillwood site and relocate the residents per our relocation plan

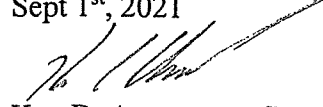
**BE IT FURTHER Resolved**, that the Executive Director is authorized to execute documents and provide certifications and submit to HUD for approval request to demolish the PH units at our Merrillwood site in the City of Alachua, FL HUD project number FL070.

The motion was carried out by Commissioner Blount and seconded by Commissioner Vaughan a unanimously carried, approving the Boards desire to approve the 55 Year Family Ground Lease in Merrillwood. Developments.

All Board members in favor of Resolution#09012021E



Sheldon Packer, Chairman  
Alachua County Housing Authority  
Sept 1<sup>st</sup>, 2021



Ken D. Armstrong, Secretary  
Alachua County Housing Authority

Board Resolution  
Resolution #04062022E

At the meeting of the Board of Directors of the Alachua County Housing Authority on Wednesday April 6<sup>th</sup>, 2022, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board approved the updated ACHA Section 8 Housing Choice Voucher Administrative plan to add a preference to the waiting list in the form of person's whom are displaced from Alachua County Housing Authority Public housing due to Section 18 demolition will be placed on HCV waiting list as well as expedited to the top of list for voucher issuance be ratified and approved.

Note if Amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Vice Chairman Martin-Back  
Seconded by: \_\_\_\_\_ Commissioner Porter

DRAFT

Commissioner Vote:

Chairman Packer \_\_\_\_\_ Yes


Commissioner Blount \_\_\_\_\_ Yes

Commissioner Martin-Back \_\_\_\_\_ Yes

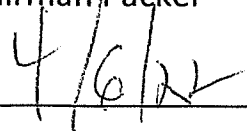
Commissioner Porter \_\_\_\_\_ Yes

Commissioner Vaughan Absent \_\_\_\_\_

Alternate Commissioner \_\_\_\_\_

Verified by:  \_\_\_\_\_

Title: Chairman Packer

Date:  \_\_\_\_\_



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**RESOLUTION #06042022E  
RESOLUTION ADOPTING AND ESTABLISHING  
UPDATES TO THE SECTION 8 HCV POLICY  
FOR THE ALACHUA COUNTY HOUSING AUTHORITY**

**WHEREAS**, the Alachua Housing Authority, through Annual Contributions Contract for FL070

**WHEREAS**, the Authority Board of Commissions adopts and approves regulations and policies to manage the Section 8 voucher program and any other project it might own or operate;

**WHEREAS**, it is necessary for the Authority to change and update policies and procedures to meet the guidelines of the United States Department of Housing and Urban Development to include All new HUD Guidelines as well as put in place various HCV preferences for resident relocation.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AUTHORITY THAT:**

The Alachua County Housing Authority Board of Commissions hereby adopts the attached updated regulations and procedures to the ACHA Section 8 HVC Administration plan and policy. To add a preference to the HCV waiting list in the form of persons whom are displaced from current Alachua County Housing Authority Public housing due to Section 18 demolition will be placed on HCV waiting list as well as expedited to the top of list for voucher issuance as part of ACHA Relocation Plan.

**DRAFT**

The above Resolution was introduced by Chairman Packer, read in full and considered:

Vice Chairman Martin-Back moved the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Porter and upon roll call the "Ayes" and "Nays" were as follows:

**AYES**

All

**NAYS**

None

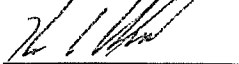
**ABSENT**

Comm Vaughan



Sheldon packer, Chairman  
Alachua county Housing Authority  
April 6<sup>th</sup>, 2022

I certify that the above Resolution was duly passed at a regular Board meeting of this Authority held on the above date for the purpose of adopting a new Section 8 HCV Policy for the Alachua County Housing Authority.



Ken D. Armstrong  
Executive Director  
Alachua County Housing Authority





Board Resolution  
Resolution #08042021F

At the meeting of the Board of Directors of the Alachua County Housing Authority on Wednesday Aug 4, 2021, the following resolution was proposed and approved by the board:  
BE IT RESOLVED that the board of Commissioners approved the update to the Personnel Policy adding the new Federal Holiday Juneteenth on June 19 to The ACHA list of approved Observed Holidays. Be ratified and approved.

Note if amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Commissioner Vaughan

Seconded by: \_\_\_\_\_ Commissioner Blount

DRAFT

Commissioner Vote:

Chairman Packer Yes\_\_

Commissioner Blount Yes

Commissioner Martin-Back No

Commissioner Porter Absent

Commissioner Vaughn Yes \_\_\_\_\_

Alternate Commissioner Gaddy Yes

Verified by: 

Title: Chair

Date: 8/4/21

## Board Resolution

### Resolution #01052022E

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Jan 5, 2022, the following resolution was proposed and approved by the board:

BE IT RESOLVED that the Board of Directors approve an update to the ACHA personnel policy.  
The ACHA is requesting an added wellness benefit to employees in the form of a support,  
guidance and resources including counseling for depression, grief, relationship, alcohol, and  
drug abuse stress, anxiety financial and legal issues. The service will cost the ACHA 16.10\$ per  
month be ratified and approved.

Note if Amended: \_\_\_\_\_  
\_\_\_\_\_

Moved by: \_\_\_\_\_ Vice Chairman Martin-Back  
Seconded by: \_\_\_\_\_ Commissioner Vaughan

DRAFT

Commissioner Vote:

Chairman Packer \_\_\_\_\_ Yes

Commissioner Blount \_\_\_\_\_ Yes

Commissioner Martin-Back \_\_\_\_\_ Yes

Commissioner Porter Yes \_\_\_\_\_

Commissioner Vaughn \_\_\_\_\_ Yes

Alternate Commissioner Mcbee \_\_\_\_\_

Verified by:  \_\_\_\_\_

Title: Chairman Packer

Date: 1/5/22

Board Resolution  
Resolution #01052022G

At the meeting of the Board of Directors of the Alachua County Housing Authority on  
Wednesday Jan 5, 2022, the following resolution was proposed and approved by the board: BE  
IT RESOLVED that the Board of Directors approved the ACHA Cafeteria Plan authorized under  
Section 125 of the IRS code of 1986 be ratified and approved.

Note if Amended \_\_\_\_\_

Moved by: \_\_\_\_\_ Commissioner Vaughan

Seconded by: \_\_\_\_\_ Commissioner Blount

Commissioner Vote:

Chairman Packer \_\_\_\_\_ Yes

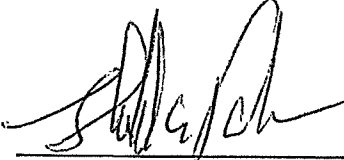
Commissioner Blount Yes

Commissioner Martin-Back Yes

Commissioner Porter Yes

Commissioner Vaughn \_\_\_\_\_ Yes

Alternate Commissioner Mcbee \_\_\_\_\_

Verified by:  \_\_\_\_\_

Title: \_\_\_\_\_ Chairman Packer

Date: 1/5/22

RESOLUTION OF THE ALACHUA COUNTY HOUSING AUTHORITY BOARD OF DIRECTORS FOR  
THE ADOPTION OF THE ALACHUA COUNTY HOUSING AUTHORITY CAFETERIA PLAN

#01052022G

On this date, the Alachua County Housing Authority Board of Directors did meet to discuss the implementation of Alachua County Housing Authority Flexible Benefits Plan to be effective, 1/1/2022. Let it be known that the following resolutions were duly adopted by the Alachua County Housing Authority Board of Directors and that such resolutions have not been modified or rescinded as of the date hereof;

RESOLVED, that the form of Cafeteria Plan, as authorized under Section 125 of the Internal Revenue Code of 1986, presented to this meeting is hereby adopted and approved and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Plan Administrator one or more copies of the Plan.

RESOLVED, that the Plan Year shall be for a period beginning on 1/1/2022 and ending 12/31/2022.

RESOLVED, that the Employer shall contribute to the Plan amounts sufficient to meet its obligation under the Cafeteria Plan, in accordance with the terms of the Plan Document and shall notify the Plan Administrator to which periods said contributions shall be applied.

RESOLVED, that the proper officers of the Employer shall act as soon as possible to notify employees of the adoption of the Cafeteria Plan by delivering to each Employee a copy of the Summary Plan Description presented to this meeting, which form is hereby approved.

The undersigned certifies that attached hereto as Exhibits A and B respectively are true copies of the Plan Document, and Summary Plan Description for Alachua County Housing Authority's Flexible Benefits Plan approved and adopted in the foregoing resolutions.

The undersigned further certifies and attests that the above resolutions were made with the consent of the full Board of Directors, each of whom were in attendance on this date: *ALL IN FAVOR*

  
Signature/Title

*2/5/22*  
Date

DRAFT

*JLU*