

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>257</u> Number of Housing Choice Vouchers (HCVs) <u>1156</u> Total Combined <u>1413</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. 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"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) We are not part of a Consortia </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan 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 checked="" type="checkbox"/> <input 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 type="checkbox"/> <input checked="" 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"> ○ Statement of Housing Needs and Strategy for Addressing Housing Needs <ul style="list-style-type: none"> ○ The Alachua County Housing Authority evaluates the needs for housing in Alachua County annually and uses the information to develop plans to address shortfalls, demand, and develop strategic transformation and acquisition plans to improve our portfolio to address equality and more economically sustainable housing and add additional affordable housing to its inventory. ○ Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions <ul style="list-style-type: none"> ○ Policy update to Public Housing Admissions Policy to #1 remove application for failure to respond, #2 unit offer acceptance time frame and #3 unit bedroom size per number of family members per state statute Resolution #01042023F ○ Policy update to Housing Choice Voucher Admissions Policy to #1 assistance denial for criminal issues, #2 debt owed to PHA's over 5-years, #3 PHA preference update, #4 wait list targeted funds preference and #5 utility disconnection termination per Florida State PHA Statute and HUD Guidelines. Resolution #01042023G ○ Policy update to Public Housing Admissions Policy to admit applicants to the ACHA Public Housing program that owe debt to PHA's over 5-years old. Resolution #12072022I ○ Financial Resources <ul style="list-style-type: none"> ○ We continue to update our Budget to maintain a High Performer status while reducing audit findings while continuing to seek out new and diverse funding opportunities ○ We will be applying for 4% and 9% tax credits to demolish 49 residential units in Merrillwood as part of a multi-phase creation of Arbours at Merrillwood. This will create 96 new affordable housing units. Resolution #12072022H ○ We are investing our financial Reserves in CD's at rate of 5.24% for \$3,000,000.00, 5.03% for \$500,000.00 and 5.24% for \$400,000.00 to \$500,000.00 to enhance credibility and provide a better return on investments Resolution #05032023E ○ We updated our Procurement Policy to streamline the procurement process and the amount of quotes needed to proceed under the Small Purchase Threshold by striking the word "obtain" and replacing with "solicit". Further, adding language "resident's health" after seriously threatens and "serious plumbing repairs" to emergency procurements. Resolution #06072023I ○ Budget revision to increase allocations for maintenance contracts and rent charges and expenditures. Resolution #07272023H ○ Rent Determination <ul style="list-style-type: none"> ○ We updated our Public Housing Utility Allowances Resolution #12072022E ○ We updated our Housing Choice Voucher Utility Allowances Resolution #11022022I ○ We updated the 2023 Housing Choice Voucher Fair Market Rents Resolution #10052022F ○ We have and will continue improve rent calculations through the updated rules from the HOTMA to include income evaluations Resolution #06072023H ○ Home Ownership Program <ul style="list-style-type: none"> ○ We continue to look at Homeownership programs as an option to address housing needs for the coming year. ○ Safety and Crime Prevention <ul style="list-style-type: none"> ○ Using a Safety and Security Grant, ACHA has collaborated with the local Law Enforcement agencies and City programming offices to install and monitor cameras in three neighborhoods. These partnership efforts will continue/expand in 2024 to help reduce crime and improve neighborhood stability. This has expanded from the 2023 plan. ○ Pet policy <ul style="list-style-type: none"> ○ We continue to address this ever-changing category by looking at how we can provide for support animals while maintaining the ability to address our pet policy restrictions. ○ Substantial Deviation <ul style="list-style-type: none"> ○ We have not made any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan other than that as addressed here. ○ Significant Amendment/Modification <ul style="list-style-type: none"> ○ We have not made any changes in the plan that would require a public hearing and HUD approval other than this plan itself. <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <ul style="list-style-type: none"> ○ Our Deconcentration Policy has been submitted to the Field Office and is attached hereto by reference

B.2 New Activities.

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

- Y N
- ☒ ☐ Hope VI or Choice Neighborhoods.
 - ☒ ☐ Mixed Finance Modernization or Development.
 - ☒ ☐ Demolition and/or Disposition.
 - ☒ ☐ Conversion of Public Housing to Tenant Based Assistance.
 - ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
 - ☒ ☐ Project Based Vouchers.
 - ☒ ☐ Units with Approved Vacancies for Modernization.
 - ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- Hope VI or Choice Neighborhoods
 - We intend to work within our community to promote new urbanism and defensible space through these grant programs. We believe that it is important to revitalize public housing into new mixed developments providing more affordable housing in mixed-use areas.
- Mixed Finance Modernization or Development
 - 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, tax credits, low finance loans and private funding.
 - We will be looking at applying for demolition of 49 single-family homes in the Merrillwood Subdivision under phase 2 and 3 of the redevelopment of our Alachua properties providing new state of the art units including apartments, condominiums and townhouse units with community amenities.
 - We will continue to look at opportunities for RAD conversion and Section 18 redevelopment.
 - We continue to convert Housing Choice Vouchers to Project Based Vouchers for newly constructed units of part 1 of the Merrillwood redevelopment for Arbours at Merrillwood I and will be doing the same under phases 2 and 3.
 - We are evaluating the redevelopment and/or Modernization-rehabilitation of 34 public housing units in Rocky Point for marketability and functionality including conversion of units to fully accessible units. This will include new energy efficient mechanical systems, roofing and siding upgrades.
 - We are updating our modernization plan and determining the existing stock to ascertain a modernization schedule that will improve our whole portfolio. This evaluation may result in additional units/neighborhoods targeted for redevelopment.
 - We have solicited and settled on a new Co-Developer for 2024 Resolution #07272023E
- Demolition and/or Disposition
 - We were approved under a De Minimis Demolition application for two units in the Waldo neighborhood burned in a fire. 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. Properties identified for this use may come from escheated lands of the local municipalities or purchase options. As part of this effort, we may be able to secure a property in Newberry that can also have a staff office. Resolution #03012023F
 - 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 in a prior year PHA Plan. Now called Arbours at Merrillwood, we anticipate that the remaining 49 units in this neighborhood will be replaced with new and modern facilities targeting the future needs of the local population under Phase 2 and 3. This will include the conversion of Housing Choice Vouchers to Project Based Vouchers. Phase 2 of this project is scheduled to start in late 2024 if appropriate tax credits and financing is secured. Phase 3 will begin in future years of this plan.
 - We are establishing remote offices for Public Housing staff in the remote areas of the county for the expansion of programs and services, for better access and to address outgrowing office space. This may relate to a sell/purchase scenario or lease option. Resolution #07272023G
- Conversion of Public Housing to Tenant Based Assistance
 - We are continuing this option for 2024
- Conversion of Public Housing to Project Based Assistance under RAD
 - We are continuing this option for 2024 and as an option for phase 2 and 3 of the Merrillwood redevelopment plan
- Project Based Vouchers
 - We continue to expand our PBV program including HUD-VASH and Section 8. 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.
- Units With Approved Vacancies and Modernization
 - We continue to diversify our capital dollars to enhance our facilities. Along with items noted above, we will be using our Capital Fund grants to modernize our facilities. Modernization efforts will include flooring, ceilings, walls, plumbing, electrical, mechanical, roofing, siding, kitchens and bathrooms. We are also looking at modernizing the water and wastewater systems to and from our units.
 - We approved three contractors through a modernization RFP. This will allow us to turn units quicker reducing our wait list time and improving occupancy rates. Resolution #07052023G

	<ul style="list-style-type: none"> ○ 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 ○ As part of retaining a high performer status, these modernization activities help us maintain a 98% occupancy rate while providing newly renovated quality units. ○ Other Programs <ul style="list-style-type: none"> ○ 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 clientele we serve. Alachua County applied for and received a 4+million dollar grant to completely rehabilitate a hotel. We will be collaborating with Alachua County to manage this facility.
<p>B.3</p>	<p>Progress Report.</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>Goal #1: Maintain high performing status in the Public Housing and Housing Choice Voucher programs. We continue as an agency wide High Performer including PHAS and SEMAP. We will continue to set this goal and will enhance it in 2024 through the following actions.</p> <ul style="list-style-type: none"> • Maintain a PH vacancy rate of 2% or less <ul style="list-style-type: none"> ○ We have maintained a 98% occupancy rate • Deliver timely and quality maintenance services to PH residents by maintaining an average work order response time of less than 3 days <ul style="list-style-type: none"> ○ In 2023, we have been able to address work orders quickly and efficiently. • Continue to perform timely annual physical inspections in accordance with the Uniform Physical Condition Standards (UPCS) <ul style="list-style-type: none"> ○ We completed all of our inspections under UPCS in 2023 and are now preparing for inspections under INSPIE • Continue to maintain the properties in decent, safe, sanitary and good repair <ul style="list-style-type: none"> ○ We continue to meet this standard and will push to increase our ability to address issues in 2024 • Maintain HCV lease up rate of 98% while not exceeding HUD limitations <ul style="list-style-type: none"> ○ We met this goal in 2023 and will continue the standard in 2024 • Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional <ul style="list-style-type: none"> ○ We have made staff changes and reallocated resources to meet this goal. Adjustments will continue in 2024 • Continue to ensure finding free financial audits <ul style="list-style-type: none"> ○ We had no findings in the most recent financial audit <p>Goal #2: Become the premier, innovative, and effective affordable housing provider in Alachua County and the North Central Region as defined by Enterprise Florida 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 2024 through the following actions:</p> <ul style="list-style-type: none"> • 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"> 1. Building an affordable senior housing complex in progress 2. Conversion of 40 Housing Choice Vouchers to Project Based Vouchers in progress 3. Increase the availability of affordable housing in its jurisdiction 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. 5. Modernize and improve all of our existing housing stock. 6. Demo two single-family units that were burned and replace with a duplex unit in a more advantageous area of need. • Analyze all existing housing stock and develop alternative plans leading to disposition, demolition or redevelopment. <ul style="list-style-type: none"> ○ We are using work order trends to help in this evaluation • Apply for additional Housing Choice Vouchers or other similar programs as they become available. <ul style="list-style-type: none"> ○ We continue to diversify our voucher possibilities • 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. <ul style="list-style-type: none"> ○ We reached out to property owners that were past participants in the voucher program and to new proprietors. Along with these efforts, we have tried collaborating with more of the agencies typically serving the student population. • Seek out new funding opportunities related to affordable housing, community supportive services and other programs or funding as they become available. <ul style="list-style-type: none"> ○ We continually look for private and public grant opportunities that will aid in addressing the affordable housing needs of the community. • Incorporate financially feasible Green and Sustainability Best Practices in all future development or redevelopment activities. <ul style="list-style-type: none"> ○ This is a goal we started in a prior plan and will again look to expand in 2024 <p>Goal #3: Promote economic independence and self-sufficiency for individuals and families participating in the Housing Choice Voucher Programs and Public Housing. 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 2024 include the following:</p> <ul style="list-style-type: none"> • Become a Moving to Work Agency <ul style="list-style-type: none"> ○ COVID pushed this plan back a few years, however we plan to address this opportunity in 2024 • Implement a Family Self-Sufficiency Program.

	<ul style="list-style-type: none"> ○ We have looked into the possibility of becoming a Family Self-Sufficiency Program each of the last few years. We believe we can tackle the requirements to implement the plan in 2024 • Seek new partnerships to enhance the social and economic supportive services (<i>i.e. job training, employment search, career building, credit counseling, childcare, etc.</i>) for residents in assisted housing. <ul style="list-style-type: none"> ○ Many of these programs were pushed back by collaborating agencies due to COVID. We believe we can adapt some of them in our 2024 plan • Continue to encourage ACHA Public Housing participants to utilize the Barbara Higgins Scholarship Program. <ul style="list-style-type: none"> ○ We have tried to get our participants to apply for this scholarship in past years with little success. We hired new staff in 2023 and hope that they will take the reins and find participants that will continue their education with this opportunity. <p>Goal #4: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.</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"> • 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>). <ul style="list-style-type: none"> ○ These events were taken on by the RAB in 2023 • 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. <ul style="list-style-type: none"> ○ RAB participation in monthly meeting has been low. We intend to increase the participation in 2024 • Ensure that there are at least two positive media stories a year. <ul style="list-style-type: none"> ○ ACHA provided an interview for WUFT television on affordable housing trends as part of a classroom project on housing and population needs. ○ ACHA participated in a Resource Summit for Formerly Incarcerated Youth put on by Representative Yvonne Hinson of the Florida House of Representatives on February 18, 2023. We discussed the ability for these Youth to obtain housing individually or as part of a family application. ○ ACHA participated in a Housing Summit on March 30, 2023 put on by the City of Gainesville Chamber of Commerce. ○ ACHA participated in a roundtable discussion on Housing Opportunities put on by the City of Gainesville Chamber of Commerce on April 24, 2023. This was a targeted discussion for a potential developer interested in building affordable housing. <p>Goal #5: Maintain a high level of employee relations and morale.</p> <p>The ACHA continues to work very hard in this area. Managers continue to meet directly with the Executive Director regularly. By forming this management style, managers have more control and responsibility in employee development. 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"> • Enhance lines of communications through staff meetings, committees, and other necessary internal communications to provide updates and progress reports about agency activities. <ul style="list-style-type: none"> ○ Both the HCV and PH departments meeting regularly to address their goals and objectives, learn new skills and to ensure accountability • Continue to reward performance through the timely implementation of a performance management system. <ul style="list-style-type: none"> ○ The performance management system is being tweaked to ensure accountability and reward go hand in hand • Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints. <ul style="list-style-type: none"> ○ We had to suspend staff travel during COVID, however have started this back as the appropriate training have become available. We recently sent a staff member to a multi-day training on HCV Management. In addition, all staff will be participating in training on INSPRE in the next couple of months. Lastly, we have an individual coming in to do team building. • Offer an expanded plan of work hours and flexible programs so that we attract and retain top employees. <ul style="list-style-type: none"> ○ We allowed several employees to work from home and flex their hours during COVID. We intend to see how the lessons and rewards we saw during these changes can be applied in 2024 • Continue employee of the year awards <ul style="list-style-type: none"> ○ Each year ACHA awards an employee of the year. We look to expand this in 2024 by offering an employee of the year from each department. • Implement years of service awards <ul style="list-style-type: none"> ○ We will continue this in 2024 • Evaluate positions and salaries: we are currently in the process of completing a Salary Survey of all Authority positions <ul style="list-style-type: none"> ○ We completed this survey and implemented new salary ranges and positions along with some restructuring of the departmental staff as long time employees retired. • Institute diversity and sensitivity training and discussions: We recently had an agency wide training on Diversity and Inclusion and have another planned for early in 2024.
B.4.	<p>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.</p> <p>➤ Our most recently approved 5-Year Action plan for 2023-2027 was submitted on 10/07/2022 and approved by Tiffany Brown on 10/28/2022.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> The Audit for Fiscal Year Ending December 31, 2022 had no findings</p>

	(b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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. Notes as follows and attached hereto</p> <p>The RAB met on July 24, 2023 and participated in a review of the draft plan. Following are the comments provided.</p> <ul style="list-style-type: none"> • Better communication between staff and residents to help enhance and build relationships • Increased resident participation in the RAB taking into consideration that the ACHA has scattered sites • Interested in modernization of units, not just as they are being turned <ul style="list-style-type: none"> ◦ New HVAC systems ◦ Energy efficiency measures <p>An additional meeting with the RAB was provided on August 28, 2023.</p> <ul style="list-style-type: none"> • There were no additional comments made on the plan at this meeting as only one member showed resulting in an early dismissal.
C.2	<p>Certification by State or Local Officials.</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>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</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>
C.4	<p>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.</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>

D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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> <table border="1" style="width: 100%;"> <tr> <td> <p>Fair Housing Goal #1: Increase opportunities for and access to safe, decent and affordable housing by developing new affordable housing units of opportunity.</p> </td></tr> <tr> <td> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ul style="list-style-type: none"> ◦ Build a 40-unit senior complex in Alachua by the end of 2024 </td></tr> </table>	<p>Fair Housing Goal #1: Increase opportunities for and access to safe, decent and affordable housing by developing new affordable housing units of opportunity.</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ul style="list-style-type: none"> ◦ Build a 40-unit senior complex in Alachua by the end of 2024
<p>Fair Housing Goal #1: Increase opportunities for and access to safe, decent and affordable housing by developing new affordable housing units of opportunity.</p>			
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ul style="list-style-type: none"> ◦ Build a 40-unit senior complex in Alachua by the end of 2024 			

- This was pushed back due to unforeseen issues related to soil structure and the required foundation. New engineering has been completed and the project is moving again after a 13-week delay.
- Build a fully accessible duplex within an area of opportunity by spring 2024
 - Our De Minimis Demolition application was approved by the HUD-SAC office in August 2023. We believe we can meet this deadline as stated.
- Formulate an action plan for the redevelopment of 49 public housing units in Alachua targeting affordable and fair housing opportunities using 4% and 9% tax credits
 - The Board of Directors approved a new development partner for 2024.
- 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
 - ACHA has already started this process through Modernization of the Units.
 - ACHA will be instituting new and inventive housing options in 2024

Fair Housing Goal #2: 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 (R/ECAP).

Describe fair housing strategies and actions to achieve the goal

- Develop a Moving to Work Action Plan for submission to HUD in the next 3 years.
 - 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.
 - We recently shifted staff into new positions that will help us develop the plan

Fair Housing Goal #3: Develop new housing units with long-term affordability for a broad range of low-income households with emphasis on dispersal of affordable housing decreasing areas of poverty.

Describe fair housing strategies and actions to achieve the goal

- Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing.
 - ACHA partnered with the City of Gainesville, Alachua County and local communities to create a Joint Assessment of Fair Housing Action Plan in 2018. This partnership will continue as a new Fair Housing Plan is created to address the changed that have occurred since the creation of the first plan.
 - Continue to work with the City of Gainesville, Alachua County and local communities over the next 4 to 5 years to research and create an updated action plan that emphasizes the dispersal of affordable housing throughout the Alachua County community while meeting the needs of protected classes.
 - Update the current Joint Assessment of Fair Housing Strategic Action Plan in 2024.

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
- Work with the Department of Corrections to determine county legislative agenda on reducing barriers and admitting released inmates into HUD programs.

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 while prioritizing households with school aged children.

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
 - Continue to work towards a Family Self Sufficiency program
 - Start a triangle program (daycare, education and jobs) for Public Housing Clients
 - Start a home ownership program for Housing Choice Voucher Clients

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
- ACHA will continue to work with professional programs like NAHRO and PHADA to improve knowledge and trends that help access 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
- ACHA is aware of and moving to comply with local governments' recent Charter Amendment to scrub all policies for discriminatory bases or effect.

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
 - ACHA is aware of local governments' effort to include "sources of income" discrimination ban in a renters rights set of ordinances.