

**Housing Authority**  
of the City of Stuart, Florida



**FL045a01**  
**Attachment to Five (5) Year Plan FYB 2020**  
**Narrative for Items B.1 - B.6**

**B.1 - Mission:** The Housing Authority of the City of Stuart, Florida (SHA) utilizes available federal, state and local resources to serve the residents of the City of Stuart by working to upgrade and maintain the existing housing stock, encourage the construction of new housing affordable to low and moderate income households, promote economic development and provide low and moderate income families and senior households with decent, safe and affordable rental housing opportunities.

SHA further promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

**B.2 - Goals and Objectives:**

- Maximize the number of affordable units available to SHA within its current resources by employing effective maintenance and management policies to minimize the number of Public Housing units off-line.
- Reposition some or all Public Housing units with available strategies which will allow SHA to maintain and/or increase the jurisdiction's affordable housing opportunities.
- File a demolition/disposition application on some or all of SHA Public Housing properties.
- Maintain low turnover time for vacated Public Housing units.
- Maintain payment standards that will enable families to rent throughout the jurisdiction.
- Seek approval and implement a 120% Exception Payment Standard for VASH Voucher holders to help find housing outside areas of high poverty, and/or because voucher holders have trouble finding housing for lease under the program within the term of the voucher.
- Reduce Section 8 lease-up times by effectively marketing the program to owners, particularly those outside of areas of concentrated poverty.
- Apply for additional Section 8 Housing Choice Vouchers should they become available.
- Pursue resources that will assist SHA in creating additional affordable housing opportunities.
- Carry out modifications required in Public Housing based on Section 504 needs.
- Affirmatively further Fair Housing and other needs in support of disadvantaged groups.

**B.3 - Progress Report:**

- Achieved a High Performer rating the fiscal year following a SEMAP Troubled rating.
- Eliminate all HUD and External Audit findings.

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## Housing Authority

of the City of Stuart, Florida



- There have been no units offline in the last fiscal year.
- SHA Management and Maintenance effectively coordinate for timely vacancy re-rent.
- SHA considering for viability various repositioning opportunities as they are presented.
- Increased payment standards to 100% of FMR with a 120% exception Payment Standard for VASH participants.
- Maintain a listing of available units in our jurisdiction.
- Continue seeking opportunities that would allow for additional Section 8 Housing Choice Vouchers.
- Continue seeking local, state and federal resources and/or partnerships and/or repositioning that will allow for affordable housing program expansion.
- Maintain Fair Housing policies and practices.
- Add in Section 504 needs as needed.

**B.4 - Violence Against Women Act (VAWA) Goals:** Under VAWA, verified and eligible housing choice voucher participants have the following specific protections, which will be observed by SHA:

- A. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not in itself be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence by either SHA or the owner or property manager.
- B. The Housing Authority may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. Also, the owner or property manager may evict a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without evicting other victimized lawful occupants. This is also true even if the household member is not a signatory to the lease. Under VAWA, both SHA and the owner or property manager are granted the authority to bifurcate the lease.
- C. The Housing Authority and owner or property manager may honor court orders regarding the rights of access or control of the property.
- D. There is no limitation on the ability of the Housing Authority to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. Likewise, an owner or property manager can evict for good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking. This is provided that neither subjects a tenant to a more demanding standard than other tenants in making the determination whether to evict, or to terminate assistance or occupancy rights.

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