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**Annual PHA Plan  
Beginning 07/01/2023**

**FL41a01  
Narrative for form HUD-50075-ST**

**A. PHA information**

• **Information Availability and Posting**

The proposed Fiscal Year Beginning July 1, 2023 PHA Annual Plan, Administrative (Admin) Plan, Admissions and Continued Occupancy Policy (ACOP), Capital Fund Program 5-Year Action Plan (2023-2027), and all other supporting documentation will be available for public review at our office, address above, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Thursday, and 8:00 a.m. to 2:00 p.m. on Friday, and by visiting our website, [www.hacfp.org](http://www.hacfp.org), starting on February 23, 2023 at 9:00 a.m. through 9:00 a.m., April 11, 2023 (45-Day Review Period). All interested persons, including FPHA's clients, residents, landlords, Resident Advisory Board (RAB) members, and members of the public are invited to provide comments relating to said documentation, either orally or in writing.

**B. Annual Plan Elements**

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

**(b):**

• **Safety and Crime Prevention.**

The Agency entered into a Professional Services Agreement with the Saint Lucie County Sheriff's Office.

The general goal of this Agreement is to provide for and facilitate the exchange of criminal intelligence information in a timely manner between the Sheriff, FPHA and other local law enforcement authorities. Sheriff and FPHA will collectively develop the program as a series of agreed upon goals, methods for gauging progress, and reporting requirements.

The Sheriff agrees to provide the following services:

- One (1) law enforcement officer specifically assigned to fulfill the policing duties in this agreement

- “Real-time” Incident Reporting
- Close/Directed Routine Patrolling of FPHA properties
- Reporting and Data Collection specific to FPHA properties and/or clients
- Establish trackable baseline crime metrics for FPHA properties
- Quarterly Analytics
- Annual Report presented to the FPHA Board of Commissioners

- **Pet Policy.**

See in the Significant Changes to the ACOP.

- **Significant Amendment/Modification.**

See attached: Significant Changes to the Administrative Plan and Significant Changes to the ACOP.

## B.2 New Activities

(b):

- **Demolition and/or Disposition.**

Demolition of fourteen (14) Public Housing units at 41-5 Eldorado Terrace. The Housing Authority of the City Fort Pierce, Florida (FPHA) is in the process of filing a demolition application. This project currently contains seventy (70) Public Housing single family and semi-detached units with a range of two (2) to six (6) bedrooms throughout. Twenty-eight (28) of the three (3) bedroom semi-detached units are of two (2) story construction and currently have significant structural damage to the wood framing, both on the first and second floors. The nature of this project is due to obsolescence for physical condition from structural deficiencies that cannot be corrected in a cost-effective manner. FPHA intends to reconfigure these twenty-eight (28) units by eliminating the second story and converting the first floor to fourteen (14) – three (3) bedroom single family units. As the City must define which addresses will be removed, FPHA is unable at this time to identify which of the fourteen (14) units will be demolished out of the twenty-eight (28) listed below:

803 N. 23 <sup>rd</sup>	2210 Avenue G	2208 Avenue G	805 N. 23 <sup>rd</sup>
806 N. 23 <sup>rd</sup>	808 N. 23 <sup>rd</sup>	811 N. 23 <sup>rd</sup>	813 N. 23 <sup>rd</sup>
1003 N. 23 <sup>rd</sup>	1005 N. 23 <sup>rd</sup>	1007 N. 23 <sup>rd</sup>	1008 N. 23 <sup>rd</sup>
1009 N. 23 <sup>rd</sup>	1010 N. 23 <sup>rd</sup>	1106 N. 23 <sup>rd</sup>	1108 N. 23 <sup>rd</sup>
2207 Avenue I	2205 Avenue I	2305 Avenue I	2307 Avenue I
2308 Avenue I	2306 Avenue I	2207 Avenue K	2205 Avenue K
2210 Avenue K	2302 Avenue K	2304 Avenue K	2208 Avenue K

- **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.**

**RAD Conversion Buell Brown Center (BBC), 707 N. 7<sup>th</sup> Street, Fort Pierce, FL 34950:**

- 95 public housing units, 66 studios, 29 one-bedroom units, Former FPHA office wing
- Rental subsidy currently provided by HUD under public housing
- Renovation started in 2018, but was not completed with a budget of \$4.4MM. Balance \$2.1MM.
- Project was terminated due to irregularities and HUD non-compliance. Therefore, this was the solution presented by the bond surety company.
- Former FPHA office wing was to be made into 15 one-bedroom units, then the existing 95 units would be reconfigured to create 80 one-bedroom units
- Property currently has no debt and has never had any debt
  - Convert to project-based Section 8 under HUD's Rental Assistance Demonstration (RAD) Program
- Utilize third-party financing to help pay for property renovation and transaction costs
  - Construction and permanent debt financing from lender
  - Low-Income Housing Tax Credit (LIHTC) equity from investor
  - FPHA Capital Funds of approximately \$2.1M (remaining amount from original budget)
- Sell building to a new entity controlled by FPHA and Related to maximize LIHTC equity
  - FPHA will hold a ground lease
  - The higher the sale price, the more LIHTC equity, the more property renovations
- Substantially renovate and address property repairs for next 20 years

- **Units with Approved Vacancies for Modernization**

Development	Unit Number	Address	Unit Tenant Status
FL041000001	080001	601 Ave B. #H105	Vacant HUD Approved - Undergoing Modernization
FL041000001	080066	601 Ave. B #205	Vacant HUD Approved - Undergoing Modernization
FL041000001	080065	601 Ave. B #305	Vacant HUD Approved - Undergoing Modernization
FL041000001	080068	601 Ave. B #405	Vacant HUD Approved – Undergoing Modernization
FL041000001	080057	601 Ave. B #505	Vacant HUD Approved – Undergoing Modernization
FL041000001	080037	601 Ave. B #605	Vacant HUD Approved – Undergoing Modernization
FL041000001	080002	601 Ave. B #705	Vacant HUD Approved – Undergoing Modernization
FL041000003	050256	805 N 23 <sup>rd</sup> Street	Vacant HUD Approved – Undergoing Modernization
FL041000003	050291	1010 N 23 <sup>rd</sup> Street	Vacant HUD Approved – Undergoing Modernization
FL041000003	050296	1106 N 23 <sup>rd</sup> Street	Vacant HUD Approved – Undergoing Modernization
FL041000003	050278	2205 Avenue I	Vacant HUD Approved – Undergoing Modernization
FL041000003	050277	2207 Avenue I	Vacant HUD Approved – Undergoing Modernization
FL041000003	050282	2306 Avenue I	Vacant HUD Approved – Undergoing Modernization
FL041000003	050286	1003 N 23 <sup>rd</sup> Street	Vacant HUD Approved – Undergoing Modernization
FL041000003	050289	1008 N 23 <sup>rd</sup> Street	Vacant HUD Approved – Undergoing Modernization
FL041000003	050254	2208 Avenue G	Vacant HUD Approved – Undergoing Modernization
FL041000003	050253	2210 Avenue G	Vacant HUD Approved – Undergoing Modernization
FL041000003	050302	2302 Avenue K	Vacant HUD Approved – Undergoing Modernization
FL041000003	050305	2304 Avenue K	Vacant HUD Approved – Undergoing Modernization
FL041000003	050299	2207 Avenue K	Vacant HUD Approved – Undergoing Modernization
FL041000003	050301	2210 Avenue K	Vacant HUD Approved – Undergoing Modernization

### **B.3 Progress Report:**

FPHA remains focused on meeting its goals as established in the 5-Year PHA Plan (FYB 07/2020) and Annual PHA Plan (FYB 07/2022), which are outlined below with the progress in achieving those goals:

**Mission:** Working to eliminate the negative influence of poverty.

**Progress:** Continue to foster positive partnerships with Boys and Girls Club, In the Image of Christ, Sheriff's Office, Sword Outreach Mentoring and Resource Center, Fort Pierce Police Department, Big Brothers Big Sisters, Agriculture and Labor Program (ALPI) and Roundtable of St. Lucie County, to educate and assist with self-sufficiency.

**Mission:** Promoting partnerships to provide linkage to services that enable self-sufficiency development through education and employment.

**Progress:** Continue to foster positive partnerships with Boys and Girls Club, In the Image of Christ, Sheriff's Office, Sword Outreach Mentoring and Resource Center, Fort Pierce Police Department, Big Brothers Big Sisters, ALPI and Roundtable of St. Lucie County.

**Mission:** Addressing Homelessness.

**Progress:** Treasure Coast Homeless Services Council so they may optimize their transitional housing program.

**Mission:** Providing housing options to families with varying levels of income to achieve the optimal living standard.

**Progress:** Continued expansion of our Affordable Housing Program.

**Mission:** Operating in a fiscally responsible manner.

**Progress:** Review existing policies to ensure checks and balances are in place and up to date, as well as incorporating recommendations from the Agency's Auditor(s), Fee Accountant(s) and other sources.

**Goal:** Maintain safe, decent, and sanitary Public Housing communities for which FPHA spends over \$4 million each year in maintenance contract and materials costs.

**Progress:** Although the pandemic has impacted operations in accessing occupied units, FPHA has altered how it assess repairs and while addressing each work order, a check for EHS deficiencies is completed.

**Goal:** Improve unit and voucher turnover times.

**Progress:** PH: Implemented maintenance and intake coordination to prioritize the order in which units are completed, thus facilitating a faster lease up rate. HCV: Selection of smaller waitlist draws at an increased frequency to mitigate demand for units exceeding the supply of the available housing stock.

**Goal:** Increase the Family Self-Sufficiency Program enrollment.

**Progress:** Implemented procedures increasing outreach to current and new residents at intake, thus resulting in an average monthly increase of participants in PH and HCV over the past year.

**Goal:** Continue to foster positive partnerships with Boys and Girls Club, In the Image of Christ, Sheriff's Office, Sword Outreach Mentoring and Resource Center, Fort Pierce Police Department, Big Brothers Big Sisters, ALPI and Roundtable of St. Lucie County to optimize the delivery of services and youth clubs to our program families.

**Progress:** Continued communication and partnerships on services.

**Goal:** Expand non-subsidized rental opportunities, known as Affordable Housing Program, to qualifying families whose incomes do not exceed 80% Area Median Income.

**Progress:** Continue searching for and purchasing properties that meet the criteria and are cost effective for the Program.

**Goal:** Monitor Public Housing and Section 8 Income Targeting.

**Progress:** Monthly monitoring of the income at admission report. When margin approaches 2% of the limit, utilize the parameters set in the Admin/ACOP, as well as HUD regulations, to maintain a level above the threshold.

**Goal:** Reduce Tenants Accounts Receivable. FPHA has established a procedure to monitor TARs monthly.

**Progress:** FPHA has implemented procedures wherein staff initiates contact with residents that are thirty (30) day past due to assess the issue. After assessment, staff initiates an attempt to facilitate an in-house repayment agreement. Upon reaching ninety (90) days, the Agency initiates eviction proceedings, as it tries to facilitate a court ordered stipulated repayment agreement. If that fails, FPHA proceeds with a writ of possession.

**Goal:** Optimize use of various industry training forums and certifications for staff.

**Progress:** The pandemic has created the need for training to be available remotely, which aids in locating training and simplifies scheduling without travel.

**Goal:** Reposition some or all Public Housing.

**Progress:** Currently in planning and feasibility stage.

#### **B.4 Capital Improvements.**

Most recent HUD-approved 5-Year Action Plan in EPIC: 2022-2026, September 2, 2022.

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

There were no findings for the FY 2022 Audit.

#### **C.1 Resident Advisory Board (RAB) and Public Comments.**

To be supplied after the Public Hearing, April 11, 2023.

## **C.2 Certification by State or Local Officials.**

Form attached herein.

## **C.3 Civil Rights Certification.**

Form attached herein.

## **C.4 Challenged Elements.**

This information will be available after the public review and the Public Hearing which takes place April 11, 2023.

## **D.1 Affirmatively Furthering Fair Housing (AFFH).**

To comply with the Affirmatively furthering Fair Housing requirement, FPHA will continue to examine its own programs or proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the FPHA's involvement; and maintain records reflecting these analyses and actions.

### **Additional Information**

#### **Strategy for Addressing Housing Needs:**

FPHA will continue utilizing a 120% payment standard for the Section 8 HCV program to help offset market conditions, as allowed by HUD.

FPHA will seek to expand the current Affordable Housing Program and explore new opportunities for creating additional affordable units.

#### **Significant Amendment or Substantial Deviation/Modification to the CFP 5-Year Action Plan:**

1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan;
2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;
3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies;
4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and
5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.