

# Avon Park Housing Authority

## NOTICE OF SIGNIFICANT AMENDMENT TO 2015 ANNUAL PLAN & 5 YEAR PLAN PUBLIC HEARING- PLAN AMENDMENT REVIEW

The Avon Park Housing Authority hereby announces the scheduling of a Public Hearing concerning the proposed Significant Amendment to the APHA's 2015 Annual Plan and 5 Year Plan Update for the following dates, time and location;

### For Lakeside Park Residents & General Public

**July 27, 2015, 6pm; Lakeside Park residential unit; 213 W. Shoreline Dr., Avon Park,**

### For Delaney Heights Residents & General Public

**July 28, 2015; 3pm, Delaney Heights Community Center, 504 Alton St., Avon Park**

Documents are available for review in advance of the scheduled meetings and comments received beginning July 13, 2015. The 2015 APHA Annual Plan Significant Amendments & 5 Year Plan Update includes the following operational changes that associated with HUD approved participation in the Rental Assistance Demonstration Program;

- Public Housing development designated for moderate rehabilitation- Lakeside Park II;
- Project Based Rental Assistance Resident Rights & Participation;
- Public Housing Family Self-Sufficiency & Resident Opportunities;
- Resident Participation & Funding;
- Resident Procedural Rights;
- Other Miscellaneous Provisions;
- Resident Accessibility & Relocation Plans.

The public is invited to review and comment on these published Plans. Comments will be received until August 10<sup>th</sup> 2015, for the APHA Board of Commissioners to consider public comments for Plan Significant Amendment adoption at their next Regular Board public meeting.

The Public is advised that the Significant Amendment to their 2015 Annual Plan and related documents will be available for inspection at the principle office of the Authority located at 21 Tulane Drive, Avon Park, Florida between the hours of 8:30 am and 4:30pm, closed Wednesdays and between 12 noon and 1:00pm for lunch Monday, Tuesday, Thursday and Friday.

Larry Shoeman  
Executive Director  
Published/Posted this 13th day, July, 2015  
APHA Main Administrative Office- Public Notice Board

# Avon Park Housing Authority

## AVISO DE ENMIENDA SIGNIFICATIVA A EL PLAN ANUAL DEL 2015 & Y EL PLAN DE 5 AÑO - AUDIENCIA PUBLICA PARA REVISIÓN DEL PLAN

La Autoridad de Vivienda Pública de Avon Park anuncia por este medio la agenda de una audiencia pública sobre la propuesta enmienda significativa del APHA 2015 Plan anual y 5 años Plan de actualización para las siguientes fechas, tiempo y lugar;

### **Para los residentes de Avon Park Lakeside y Publico General**

27 de Julio de 2015, 6:00 pm; Unidad residencial en Lakeside; 213 W. Shoreline Dr.,  
Avon Park, Florida

### **Para los residentes de Delaney Heights y Público General**

28 de Julio de 2015; 3:00 pm, Unidad residencial en el Centro del Delaney Heights, 504  
Alton St., Avon Park, Florida

Documentos están disponibles para revisar antes de las reuniones programadas y comentarios serán recibidos empezando el 13 de Julio de 2015. El Plan anual del APHA del 2015 y el Plan de 5 años Plan actualización y el Plan incluye los siguientes cambios de operacionales asociados con la participación de HUD aprobado en el programa de Demostración de Asistencia;

- El desarrollo de Vivienda Pública designada para rehabilitación moderada - Lakeside Park II;
- Proyecto basado en Asistencia de Rentas por proyecto y los derechos y participación de residentes;
- Autosuficiencia Familiar de Vivienda Pública y oportunidades residenciales
- Participación de residentes y la financiación;
- Derechos al proceso de residentes;
- Otras provisiones misceláneas;
- Planes de accesibilidad y reubicaciones (si es requerida)

El público es invitado a revisar y comentar sobre estos planes publicados. Se recibirán comentarios hasta el 10 de Agosto de 2015, para la Junta de Comisionados de APHA considerar comentarios públicos para la adopción de la modificación significativa al Plan en su próxima reunión pública Junta Regular.

El público se aconseja de la modificación significativa a su Plan anual de 2015 y los documentos relacionados estarán disponible para inspección en la oficina de principal de Las Autoridades de Vivienda Pública de Avon Park, localizado en el 21 Tulane Drive, Avon Park, Florida durante el horario de 8:30 am - 4:30 pm, cerrado los miércoles y entre las horas de 12:00 - 1:00 pm del almuerzo el lunes, martes, jueves y viernes.

Larry Shoeman  
Director Ejecutivo

Publicado/Dispuesto al publico este 13, de Julio, 2015 APHA Oficina Principia  
Aviso de Notificó Pública

## AVON PARK HOUSING AUTHORITY

### 2015 RENTAL ASSISTANCE DEMONSTRATION PROGRAM

#### PROJECT SUMMARY

The Avon Park Housing Authority (APHA) received notice from the U. S. Department of Housing & Urban Development (HUD) on April 1, 2015 that its application to participate in the Department's Rental Assistance Demonstration (RAD) Program approved. In summary, the RAD Program will allow the APHA to convert the Authority's public housing stock from conventional Public Housing Program designation to Multi-family Project Based Rental Assistance (PBRA) Program. Such conversion will facilitate the removal of the HUD Declaration of Trust from the APHA's property and enable the Authority to borrow against its properties to obtain the necessary funds for rehabilitation of those properties. The level of federal subsidy and continued support of rental assistance will not change for residents of those communities. The Authority will have 180 days from the date of initial approval (April 1, 2015) to submit and receive approval from HUD before further advancement through the RAD Program conversion process will be granted.

**PROPERTIES DESIGNATED:** The two public housing communities owned by the APHA are Delaney Heights and Lakeside Park. Both properties were constructed in 1968, block construction and on two centrally located sites in the City of Avon Park, Florida.

Delaney Heights is a 50 unit site, designated for very low income Elderly/Disabled households. This complex was substantially rehabilitated in 2008 and is not targeted for rehabilitation under this program.

Lakeside Park is an 89 unit complex designated for very low income Family households. The project is located on two sites;

1. Lakeside Park I, located at 1306 Tulane Avenue that contains 16 dwelling units contained in 11 Dwelling buildings. This complex has received substantial rehabilitation in 2013 and is not targeted for rehabilitation under this program.
2. Lakeside Park II, located adjacent to Tulane Drive and bordering Lake Tulane contains 63 dwelling units, of which 62 require moderate rehabilitation.

**Funding Sources:** The APHA estimates that the average amount of rehabilitation required for the remaining 62 dwelling units in Lakeside Park II will be approximately \$50k/unit. Together with other underwriting soft costs, the projected funding required to complete RAD Conversion will cost between \$3.5 to \$4 million dollars. Sources for funding may include, but not limited to APHA Operating & Capital Fund Reserves, Federal Home Loan Bank AHP, State of Florida HOME funds and Conventional financing.

The Housing Authority of Avon Park  
**RESOLUTION NO. 15-02**

**RESOLUTION AUTHORIZING PRELIMINARY APPROVAL AND  
PUBLICATION/CIRCULATION OF SIGNIFICANT AMENDMENT TO THE  
AVON PARK HOUSING AUTHORITY ANNUAL PLAN FOR FISCAL YEAR  
2015 AND 5 YEAR PLAN REVISION/UPDATE**

Whereas, The Avon Park Housing Authority (APHA) has prepared updates to the Annual and 5 Year Plan Revision-Update for federal fiscal year 2015 that details HUD approved conversion of the APHA's Public Housing inventory through the U. S. Department of Housing and Urban Development's Rental Demonstration (RAD) Program to Project Based Rental Assistance (PBRA); and

Whereas, An updated Capital Fund Program Budget Revision (#1) has been prepared for fiscal Year 2015 for the purpose of supporting the requisite expenses required to accommodate conversion cost associated with APHA's participation in the RAD Program for the APHA Public Housing portfolio; and

Whereas, The extent of changes required by RAD Program participation qualifies as a Significant Amendment to the APHA's 2015 Annual & 5-Year Plan and requires the APHA to conduct Public Hearing/Resident meetings for the purpose of informing the public of the various changes such conversion will generate as a result of RAD Program implementation.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners  
Accept and authorize preliminary approval of the proposed Significant Amendment to the APHA 2015 Plan & 5 Year Update, Attached hereto and incorporated herein, for publication and circulation, in conformity with Program regulations; and

BE IT FURTHER RESOLVED that the Board of Commissioners authorize the Executive Director to conduct the requisite public hearings to obtain and record public comments and subsequently submit such comments received at the next Regular Meeting of the Board of Commissioner for consideration of Final Amended Plan adoption.

ADOPTED THIS 21st DAY OF July, 2015.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

## AVON PARK HOUSING AUTHORITY

### 2015 ANNUAL & FIVE YEAR PLAN

#### **Significant PHA Plan Amendments**

##### Rental Assistance Demonstration (RAD) --

The Avon Park Housing Authority (APHA) is amending its Annual and 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the APHA will be converting all of its Public Housing inventory (Lakeside Park & Delaney Heights) to Project Based Rental Assistance (PBRA) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to PBRA, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

Additionally, the APHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

The RAD Program was designed by HUD to assist in addressing the capital needs of public housing by providing APHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that APHA may also borrow funds to address their capital needs. APHA will also be contributing Operating Reserves in the amount of approximately \$1.2 Million dollars and Capital Funds in the amount of \$167,114 towards the conversion.

The Avon Park Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Florida Housing Finance Corporation to address outstanding SAIL Loan debt issues, which may result in additional reductions of capital funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

**Development #1**

<u>Name of Public Housing Development:</u>  Delaney Heights	<u>PIC Development ID:</u>  FL012000001	<u>Conversion type (i.e., PBV or PBRA):</u>  PBRA	<u>Transfer of Assistance:</u> <b>NO</b> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u>  Delaney Heights—50 units	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>  Family	<u>Capital Fund allocation of Development:</u>  (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>  (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	10	10	0
One Bedroom	40	40	0
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u> N/A		

**Development #2**

<u>Name of Public Housing Development:</u>  Lakeside Park	<u>PIC Development ID:</u>  FL012000001	<u>Conversion type (i.e., PBV or PBRA):</u>  PBRA	<u>Transfer of Assistance:</u> <b>NO</b> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u>  Lakeside Park – 79 units	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>  Family	<u>Capital Fund allocation of Development:</u>  (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why</u>  (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	14	14	0
Two Bedroom	15	15	0
Three Bedroom	23	23	0
Four Bedroom	8	7	0
Five Bedroom	3	3	0
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u> N/A		

**A. PBRA Resident Rights and Participation**

- 1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, the first clause of section 8(c)(4) of the Act and 24 CFR § 880.603(b), concerning determination of eligibility and selection of tenants, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family
- 2. Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.
- 3. Phase-in of Tenant Rent Increases.** If a resident's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years, which a PHA may extend to 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 880.201 (definition of "total tenant payment"), to the limited extent necessary to allow for the phase-in of tenant rent increases. A PHA must set the length of the phase-in period to be three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "Calculated Multifamily TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on the family's most recent HUD Form 50059.

#### Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid Total Tenant Payments (TTP) and the calculated Multifamily housing TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) in prior to Year 3 AR – 66% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and all subsequent recertifications – Year 3 AR and any IR in Year 3: Full Multifamily housing TTP

#### Five Year Phase-in

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the calculated Multifamily housing TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 5 AR and all subsequent recertifications – Full Multifamily housing TTP

Please Note: In either the three year phase-in or the five-year phase-in, once Multifamily housing TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full multifamily housing TTP from that point forward.

- 4. Public Housing Family Self-Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency (ROSS-SC).** Current PH FSS participants will continue to be eligible

for FSS once their housing is converted under RAD. All owners will be required to administer the FSS program in accordance with the participants' contracts of participation and future guidance published by HUD. Owners may not offer enrollment in FSS to residents in projects converted to PBRA that were not enrolled in the PH FSS program prior to RAD conversion, nor may owners offer FSS enrollment to any new residents at the project. Owners will be allowed to use any funds already granted for PH FSS coordinator salaries until such funds are expended. All owners will be required to provide both service coordinators and payments to escrow until the end of the Contract of Participation. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility under a RAD conversion. As the PH FSS grant is the source of funding for PH FSS, program compliance will continue to be monitored by the Office of Public and Indian Housing.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants nor will its residents be eligible to be served by future public housing ROSS-SC grants.

- 5. Resident Participation and Funding.** Residents of covered projects converting assistance to PBRA will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing Projects). In addition, in accordance with Attachment 1B, residents will be eligible for resident participation funding.
  
- 6. Resident Procedural Rights.** The information provided below must be included as part of the House Rules for the associated project and the House Rules must be furnished to HUD as part of the Financing Plan submission. See Attachment 1E for a sample Addendum to the House Rules.
  - a. Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.
    - i. Termination of Tenancy and Assistance.** The termination procedure for RAD conversions to PBRA will additionally require that PHAs (as owners) provide adequate written notice of termination of the lease which shall not be less than:
      - A reasonable period of time, but not to exceed 30 days:
        - If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
        - In the event of any drug-related or violent criminal activity or

any felony conviction; or

- 14 days in the case of nonpayment of rent.
  - ii. *Termination of Assistance.* In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.
- b. **Grievance Process.** In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:
- i. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);
  - ii. Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;
  - iii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
  - iv. PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action.

The PHA (as owner) will be bound by decisions from these hearings, except if the:

- i. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.

- ii. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.
  
8. **Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents.

**B. PBRA: Other Miscellaneous Provisions**

1. **Access to Records, including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.
  
2. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** The Davis-Bacon Act (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) and Section

3 (24 CFR Part 135) apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. (The Davis-Bacon Act only applies for projects with nine or more units.)

- 3. Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (i.e., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>43</sup>

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<sup>43</sup> For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

To implement this provision, HUD will not apply 24 CFR § 880.603, regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.

4. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.
5. **Choice-Mobility.** HUD seeks to provide all residents of covered projects with viable Choice-Mobility options. PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of covered projects. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will:
  - Grant a good-cause exemption from the Choice-Mobility requirement for Public housing-only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program.

HUD will issue these exemptions in the following order of priority: 1) small public housing-only PHAs; 2) all other public housing-only PHAs; and 3) combined agencies that currently have more than one-third of their vouchers set aside for veterans and/or homeless.

**It is the intention of the Avon Park Housing Authority to apply to HUD for small public housing-only PHA good-cause exemption from the Choice-Mobility requirement for their PBRA RAD conversion.**

6. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
7. **Submission of Year-End Financial Statements.** Covered projects converting assistance to PBRA must comply with 24 CFR Part 5 Subpart H, as amended, revised, or modified by HUD from time to time regarding submission of financial statements.<sup>48</sup>

**8. Classification of Converting Projects as Pre-1981 Act Projects under Section 16(c) of the United States Housing Act of 1937.** For purposes of ensuring maximum flexibility in converting to PBRA, all such projects converting to PBRA shall be treated as Pre-1981 Act Projects under Section 16(c) of the US Housing Act of 1937. Section 16(c)(1) of the US Housing Act of 1937, which applies to pre-1981 Act projects, restricts occupancy by families that are other than very low-income to 25% of overall occupancy. Thus, owners of projects converting to PBRA may admit applicants with incomes up to the low-income limit. HUD Headquarters tracks the 25% restriction on a nationwide basis. Owners of projects converting to PBRA do not need to request an exception to admit low-income families. In order to implement this provision, HUD is waiving section 16(c)(2) of the US Housing Act of 1937 and 24 CFR §5.653(d)(2) and is instituting an alternative requirement that owners of projects converting to PBRA adhere to the requirements of section 16(c)(1) of the US Housing Act of 1937 and 24 CFR §5.653(d)(1).

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**Site Selection and Neighborhood Standards Review**

N/A

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**Relocation Plans**

***See Attached Accessibility and Relocation Checklist***

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**Significant Amendment Definition**

As part of the Rental Assistance Demonstration (RAD), APHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

# LAKESIDE PARK RESIDENT RELOCATION PLAN

**BASES FOR PLAN:** The Avon Park Housing Authority has initiated a strategy containing multiple elements associated with efforts to preserve, improve and expand the public housing facilities comprised of the Lakeside Park community. The community is comprised of two designated parcels;

Parcel A - comprised of 18 building containing 34 total dwelling units.

Parcel B- comprised of 19 buildings containing 29 total dwelling units.

**REHABILITATION STRATEGY:** The Avon Park Housing Authority's strategy to provide substantial rehabilitation for Lakeside Park include the following elements;

Parcel A- Utilize multiple possible funding sources to underwrite the approximate \$4M rehab budget; Capital Fund Program, Florida Housing Finance Corporation SAIL Loan and LIHTC funds, Federal Home Loan Bank funds.

Parcel B- Utilize multiple funding sources to underwrite the approximate \$1M rehab budget; Capital Fund Program, Florida Housing Finance Corporation Special Purpose funds, Federal Home Loan Bank funds.

**RELOCATION STRATEGY:** The Avon Park Housing Authority strategy to relocate existing residents to accommodate the Lakeside Park rehabilitation includes the following elements;

Parcel A- (Sequence & Components) During the final stages of completing the assembly of rehab underwriting/financing funding (estimated; 2010), the APHA will proceed with formal notification to residents on pending short term ***temporary relocation***. The temporary relocation strategy will involve performing the project rehab in a specific sequence; group of buildings at a time. Residents occupying the scheduled buildings will be given proper notice and moving options, as prescribed by HUD regulations. The estimated time that relocated families will be temporarily relocated is not expected to exceed 90 days.

Parcel B- (Sequence & Components) The APHA has obtained the funding to effect the rehabilitation of this site and will offer the following relocation options;

OPTION #1, LAKESIDE PARK I; The APHA Lakeside Park I have undergoing substantial rehabilitation. 16 rehabilitated units of various size and capacity will become available to accommodate qualified replacement housing for residents presently occupying this site that choose to relocate permanently to this property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation Initiation of Negotiations (ION) process.

OPTION #2, RIDGEDALE APARTMENTS; The APHA has a Section 8 Project Based complex called Ridgedale Apartments that has received substantial rehabilitation. 19 rehabilitated units of various size and capacity will become available to accommodate qualified replacement housing for residents presently occupying this site that choose to relocate permanently to the property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation initiation of Negotiations (ION) process.

OPTION #3, NORTH CENTRAL HEIGHTS I&II; The APHA has a Affordable Homes Community called North Central Heights that is a newly developed community with units of various size and capacity and will become available to accommodate income eligible residents presently occupying this site that choose to relocate permanently to the property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation initiation of Negotiations (ION) process.

OPTION #4, LAKESIDE PARK PARCEL A; The APHA will notify residents presently occupying Parcel B units (that do not elect Option 1) when a unit of same size becomes vacant within the Parcel A development is available for transfer. The residents will then be provided the required relocation assistance associated with the transfer to those vacated public housing units within that development.

**RELOCATION FUNDING SOURCES**; The APHA will utilize a variety of funding sources to underwrite the costs associated with both temporary and permanent relocation. Those sources include the following; Capital Fund Program, Federal Home Loan Bank funds, Florida Housing Finance Corporation Special Purpose funds, Section 8 Project Based subsidy rental assistance (Ridgedale Apartments).

**RELOCATION PLAN CONTACT INFORMATION;**

**Larry P. Shoeman, Executive Director**

**Avon Park Housing Authority**

**P. O. Box 1327, Avon Park, Florida 33826**

**(863) 452-4432**

**[director@avonparkha.org](mailto:director@avonparkha.org)**

RAD FHEO Accessibility and Relocation Plan Checklist

The following checklist is required to be submitted to the RAD Transaction Manager prior to, or concurrent with, submission of the Financing Plan.

PHA Name:     APHA     PHA Code:     FL 012    

PIC Project Number:     FL012000001     Total Number of Units:     129    

Proposed Number of Units to be Converted:     129    

PHA Contact Person:     Larry Shoeman     Email:  
    Director@Avonparkha.org     Phone:     (863) 452-4432    

Date Completed:     5/18/2016    

**Section I: Threshold Questions**

Please check the appropriate box for the following threshold questions:

Question	Yes	No
Will the conversion of assistance impact current accessibility?		X
Will the conversion of assistance result in off-site temporary relocation for any resident that will last for more than 60 days or include the transfer of assistance to another site?		X

**If you answered no to both of the above questions, please skip the remaining sections of this checklist and sign the bottom of the form. In all other cases, please complete the relevant section of the checklist. For example, if you answered yes to the first question, please complete Section II, Accessibility.**

**Section II: Accessibility**

- a. Please describe how the conversion of assistance will impact accessibility. Additionally, please indicate the number of units to be converted and the units that will be accessible.

**RAD FHEO Accessibility and Relocation Plan Checklist**

- b. Please provide the following waiting list and occupancy data for accessible units. If the units are currently vacant, please provide the data for the most recent occupants of the project.

<b>Bedroom Size</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Other</b>	<b>Total</b>
1. Number of persons on waiting list who have requested mobility accessible units		34	44	24	9	1	0	112
2. Number of persons on waiting list who have requested vision and/or hearing accessible units		0	0	0	0	0	0	0
3. Number of mobility accessible units occupied by tenants with disabilities who require the features of the unit		5	0	0	0	0	0	5
4. Number of hearing/vision accessible units occupied by tenants with disabilities who require the features of the unit		0	0	0	0	0	0	0

- c. Please provide the distribution of all wheelchair and other accessible units that will be available in the project after RAD conversion.

<b>Bedroom Size</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Other</b>	<b>Total</b>
1. All units		64	20	28	12	5	0	129
2. Total units with project-based rental assistance								
3. Mobility accessible units		11	2	1	1	1		16
4. Vision and/or Hearing accessible units		1	1					2
*5. (Total Accessible Units)		64	20	28	12	5	0	129

**Section III: Relocation Plan**

- a. Please explain any plans for the relocation of current residents, including the number of residents that will need to relocate, whether the relocation is temporary or permanent and, if temporary, the expected duration of the relocation, the type and location (including census tract) of the replacement housing, how the housing qualifies as a comparable unit as defined by the URA and 49 CFR 24.2(a)(6), and the method of determining which families will be subject to such long-term temporary relocation.

SEE AVON PARK HOUSING AUTHORITY TEMPORARY RELOCATION PLAN; Pages 4-8

RAD FHEO Accessibility and Relocation Plan Checklist

- b. List the civil rights characteristics (race, national origin, familial status, and/or disability, etc.) of the residents to be transferred off-site for greater than 60 days or permanently relocated due to a transfer of assistance, as a result of the proposed conversion. NONE

White	African American	Asian	Hispanic	American Indian and Alaska Native	Native Hawaiian and Other Pacific Islander	Other (e.g., Families with Children; Disabled Individuals, etc.)

Please describe :

- c. The type of housing counseling or services provided to affected families.

SEE APHA TEMPORARY RELOCATION PLAN

- d. Describe the likely housing market areas/communities where tenants will relocate through HCV assistance or other HUD assistance programs, including whether they are relocated to an area of higher opportunity, areas (e.g., areas with better schools, employment, transportation opportunities), and the extent of improved housing choices and opportunities under the relocation plan.”

NA

Bea Gillians    Name/Title    DIRECTOR OF HOUSING    Date: 06/02/2016

The signature above indicates that (1) I am legally authorized to represent the agency in this matter, (2) all information provided in this checklist is true and accurate, (3) no resident shall be permanently and involuntarily relocated as a result of any conversion action associated with RAD, (4) the PHA will maintain compliance with Section 504 of the Rehabilitation Act of 1973, and HUD’s two (2%) and five (5%) percent accessibility requirements, (5) any relocation lasting under 60 days shall comply with all civil rights and fair housing requirements, including Section 504 of the Rehabilitation Act of 1973, (6) any relocation performed shall comply with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and its implementing regulations (49 CFR Part 24), and (7) if the proposed relocation was to be for less than 60 days and something changes requiring a period of temporary relocation longer than 60 days, I shall fill out this form again with the additional details.

RAD FHEO Accessibility and Relocation Plan Checklist

**AVON PARK HOUSING AUTHORITY  
TEMPORARY RELOCATION PLAN**

1. Cover Sheet must include:
  - Name of Project
  - Address of Project
  - Name of Owner/Entity
2. Table of Contents:
  - A. Property Summary
    1. Current Demographics
    2. Displaced Persons
  - B. Relocation Destination
  - C. Temporary Relocation Benefits
    1. Tenant Notices
    2. Moving Assistance
    3. Utility Transfers
  - D. Tenant Relocation Benefits
    1. Tenant Notices
    2. Covered Costs
    3. Advisory Services
  - E. Relocation Services
    1. Transportation
    2. Communication
    3. Delinquent Utility Bills
  - F. Relocation Recordkeeping and Notices
    1. Relocation Plan Assurance Letter (sign and dated)
    2. Site Map
    3. Potential Transition of Tenants/Tenant Transition Schedule
    4. Tenant Packet (include Blank Notices with submission of Plan)
      - General Information Notice
      - Non Displacement Notice and/or
      - Notice of Eligibility
      - Temporary Relocation 90 Day Notice
      - Temporary Relocation 30 Day Notice
      - Transfer Notice 30 Day Notice
    5. Construction Schedule

RAD FHEO Accessibility and Relocation Plan Checklist

AVON PARK HOUSING AUTHORITY  
P. O. BOX 1327  
AVON PARK, FLORIDA 33826-1327  
(863-452-4432)  
WWW.AVONPARKHA.ORG

Project Relocation Specialist Contact Information; Bea Gillians, Director of Housing; Office phone #; 863-452-4432, Ext. 2201; email address; [apha1@avonparkha.org](mailto:apha1@avonparkha.org)

Owner Contact Information; Larry P Shoeman, Executive Director; Phone; 863-452-4432, Ext. 2204; email address; [director@avonparkha.org](mailto:director@avonparkha.org)

**A. Project Summary**

**1. Current Demographics**

The property is located in the Lake Tulane section of the City of Avon Park, Florida, specifically along Tulane and Shoreline Drives, bordering Lake Tulane. GEO Franklin Ward Replat PB 3 Pg 104 All subdivision N of Lake Tulane. The project contains a total of 13.10 acres or approximately 570,600 square feet. The shape of the property is primarily crescent curved in nature with approximately 220,000 feet of frontage on Tulane Drive and 237,000 feet of frontage on Shoreline Drive. Accessibility to the property available from the West right off of Hal MacRae Blvd. merging onto Tulane Drive or from the East taking Verona Avenue merging onto Tulane Drive. The property is located within the City Limits of Avon Park and has public water and electric and natural respectively to the site. The property is not deed restricted as to use and the City of Avon Park observes "Governmental Use" as the sites designated zoning ordinance. The property was constructed in 1967; the project has a total of (37) buildings, (63) residential and (2) ancillary (office/community buildings and laundry facility). The residential buildings are a mixture of one story single and duplex dwelling units. There are a total of (62) residential units comprised of 36 buildings that will require resident relocation. There are (5) floor plans which vary from one another by bedroom count and number of bathrooms. This Relocation Plan has been developed due to renovations of the property which is scheduled to start April 1, 2016.

UNIT MIX & COUNT TABLE TARGETED FOR MODERATE REHAB- Lakeside Park II

<u>Bedroom Size</u>	<u>Unit Count</u>
1 Bedroom	14
2 Bedroom	15
3 Bedroom	23
4 Bedroom	7
5 Bedroom	3

OMB Approval 2577-0276 (Expires 2/29/16)

## RAD FHEO Accessibility and Relocation Plan Checklist

Parking is not covered, the parking and driveways are paved concrete. There are a total of 120 parking spaces, there are 10) spaces designated 504 accessible. Project amenities include (1) Playground Facility.

### **Displace Persons**

The renovation of the total property is expected to take approximately (16) months and *it is "NOT" anticipated that there will be any "displaced persons" who by definition are persons that must move from the property permanently.* If it is determined that there are, the plan will be amended to address the special requirements particular to the tenants. These tenants would be given the Notice of Eligibility for Relocation Assistance (see example in Section F) which would inform them of their rights under URA.

### B. RELOCATION DESTINATION

There will not be any new leases executed beginning the 6 months following date of RAD Obligation date (April 12, 2015) in order to have units available to move tenants into. The Relocation Specialist will track the vacant units each month during renovation and submit tracking documentation to HCDD. A tenant transition plan will be mapped out and submitted to HCDD. This plan will show which tenants will be moved and the new rehabbed units they will be moved to. (See Section F, 3)

If there are no available units onsite the tenant will be provided the option to either obtain their own temporary housing with a stipend housing payment at a local hotel facility. Stipend housing payment will be based on the difference in the tenants current TTP paid to the APHA and any additional rent that the tenant must pay for their temporary housing. In addition, all relocations off site will be within a five mile radius unless it is in response to a request to a "reasonable accommodation".

### C. TEMPORARY RELOCATION OF TENANTS

#### 1. **Tenant Notice**

In preparation for the relocations, APHA will conduct group meetings to notify the tenants of the plans for the complex. In addition to these group meetings, the tenants will also receive written notices of the overall renovation plans and notice of the plans for their relocation. Tenants will be notified that they should not move on their own or contact a mover because they would risk being held responsible for these cost and/or forfeit relocation benefits.

Each tenant will be given a packet of information that is included in Section F of this plan and it includes items mandated via URA. Every attempt will be made to keep the tenants informed and to answer any questions that they may have.

## RAD FHEO Accessibility and Relocation Plan Checklist

### 2. **Moving Assistance**

Moving services will be made available to the tenants. Each resident will be given the option of receiving packing assistance. If a resident prefers to pack their own personal possessions, they will be provided packing supplies. All residents will be provided written notices of their scheduled moving date and time in their 30 day notice. (See Section F, 4)

### 3. **Utility Transfers**

A letter will be sent to the utility providers of the property. It will explain the plans for the property renovation and for them to anticipate numerous requests for transfers within a short period of time. The tenant will be responsible for scheduling the transfer of their utilities and are expected to notify the relocation specialist of the date and time the transfer is scheduled. If there are any problems with any transfers the property will have the utilities turned on in the properties name and the tenant will be given 10 days to resolve the issues with the utility company.

## D. TENANT RELOCATION BENEFITS

### 1. **Tenant Notice**

Tenants will be given notice of what charges and deposits will be covered in the relocation and they will have to sign it and indicate that they understand that there are no other costs that will be covered.

### 2. **Covered Cost**

APHA will pay for packing and moving costs that are scheduled by the relocation specialist. APHA will also cover the cost of deposits or transfer fees for the utilities, any increase in rent of the off site temporary housing, if applicable; and telephone/cable at both the temporary unit and the return to the newly renovated unit. These costs will be paid directly to the providing agency and attached to the tenants unit and head of household. These costs will not be paid on behalf of anyone that moves prior to the coordination efforts of the Relocation Specialist or due to Eviction for Cause.

### 3. **Advisory Services**

Avon Park Housing Authority will contact and interview each person who is affected by the project to discuss his/her needs, preferences, concerns, and to answer questions. (Your property name) will use the Site Occupant Record (Exhibit 8 of HCDD Relocation Policy) to record interview of each household. APHA will also provide information about the project and any benefits the tenant may be eligible for; as applicable to the tenants' circumstances (49CFR 24.205(c)).

## RAD FHEO Accessibility and Relocation Plan Checklist

### E. RELOCATION SERVICES

#### 1. **Transportation**

Relocation of the tenants will be done in phases; the Relocation Specialist will be able to provide the necessary supportive services that may be required. If off site housing is used and there is a need, transportation will be provided to the tenant via taxi companies to tour the proposed unit.

#### 2. **Communication**

Each tenant will be given written information outlining the process and will be given group and individual access to the Relocation Specialist. The tenants that may require special assistance due to a disability will be identified and will be provided assistance in a non-discriminatory manner.

#### 3. **Delinquent Utility Bills**

If the tenants do not have the financial resources to pay delinquent utility bills that would hinder services being transferred to their temporary unit, the property will have the services temporarily placed under the property name. The tenant would have 10 business days after move-in, to resolve the issue with the respective utility company.

### F. RELOCATION RECORDKEEPING AND NOTICES

General Information Notice  
initiation of Negotiations (ION) process  
Non Displacement Notice and/or  
Notice of Eligibility  
Temporary Relocation 90 Day Notice  
Temporary Relocation 30 Day Notice  
Transfer Notice 30 Day Notice

**RELOCATION PLAN ASSURANCES**

I certify that this relocation plan contains accurate information and has been prepared in accordance with 49 CFR Part 24, Uniform Relocation Assistance (URA) and Real Property Acquisition Final Rule and Notice. I further assure that:

1. Relocation staff knows and will follow URA requirements;
2. Relocation staff who will implement this plan are familiar with its contents and the requirements;
3. Sufficient funds have been appropriated, reserved, set aside or otherwise committed to cover the anticipated relocation cost;
4. Families and individuals will have full opportunity to occupy comparable, decent, safe, and sanitary housing;
5. Relocation payments will be made promptly by the borrower and to the full extent for which tenants are eligible;
6. The project activities have been planned in a manner that will minimize hardships to tenants;
7. All tenants will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement unit is available or provided for;
8. Relocation assistance and advisory services will be provided in accordance with the needs of the tenant.

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Print Name

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Title

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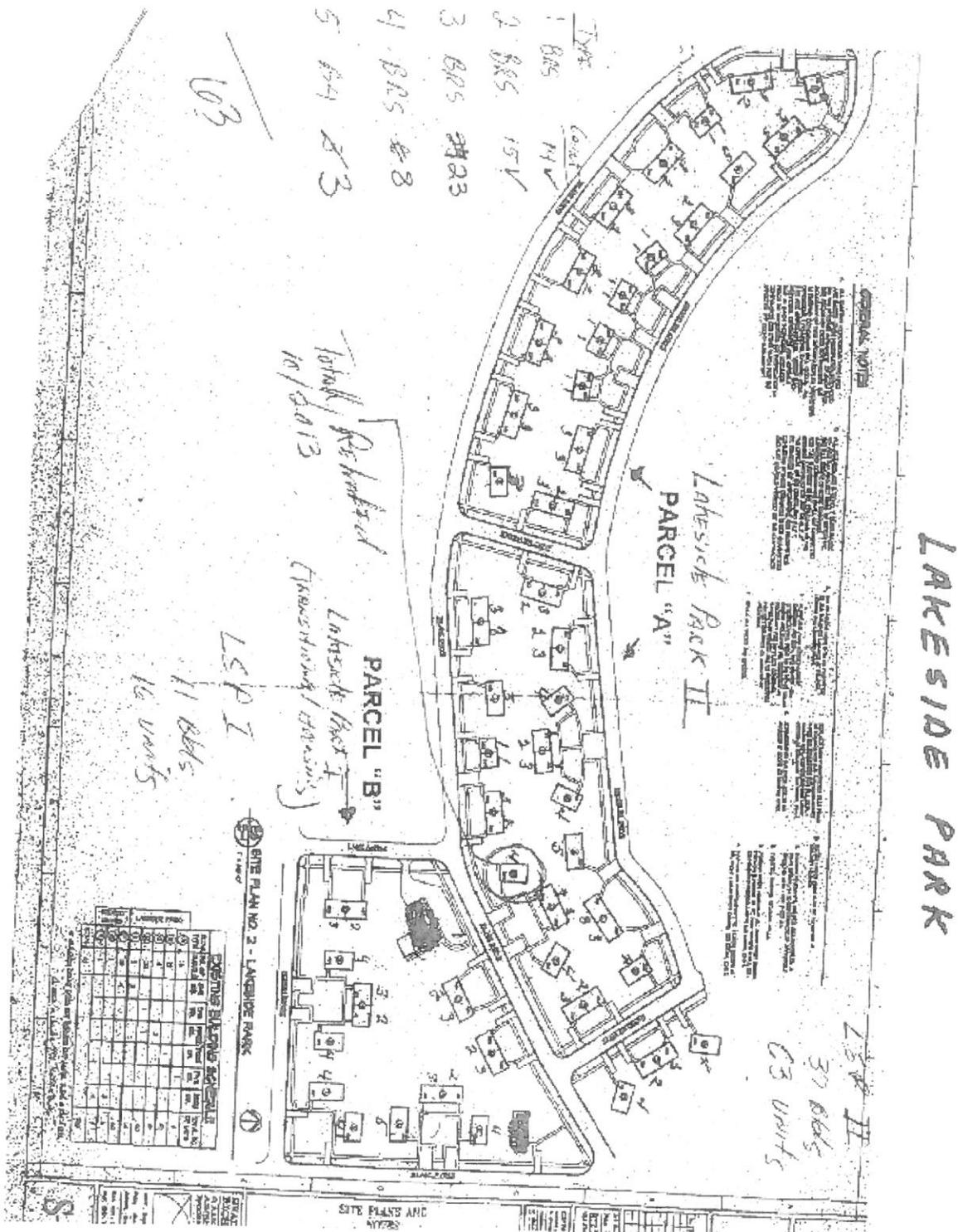
Signature

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Date

RAD FHEO Accessibility and Relocation Plan Checklist

SITE MAP PAGE



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>	<b>PHA Name: Avon Park Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL1401250115 Replacement Housing Factor Grant No: Date of CFFP: April 12, 2015	<b>FFY of Grant: 2015</b> <b>FFY of Grant Approval:</b>
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Type of Grant  Original Annual Statement  Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:  Revised Annual Statement (revision no:#1 )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,705				
3	1408 Management Improvements	2,000		-0-		
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition	2,000		102,429		
9	1450 Site Improvement	1,500		-0-		
10	1460 Dwelling Structures	80,000		-0-		
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition	16,929		-0-		
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name:</b> Avon Park Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL1401250115 Replacement Housing Factor Grant No: Date of CFFP: April 12, 2015	<b>FFY of Grant:2015</b> <b>FFY of Grant Approval:</b>

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by the PHA	43,980	Original
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Revised <sup>2</sup>
19	1502 Contingency (may not exceed 8% of line 20)		Obligated
20	Amount of Annual Grant:: (sum of lines 2 - 19)	167,114	Total Actual Cost <sup>1</sup>
21	Amount of line 20 Related to LBP Activities		Expended
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs	15,429	
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>
			<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.











**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/20011

**Part I: Summary**

PHA Name/Number; Avon Park Housing Authority; FL-012		Locality; Avon Park/Highlands County, Florida				
		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:		
A.	Development Number and Name FL-012; Lakeside Park & Delaney Heights	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	\$00000	CONVERTED TO MULTI-FAMILY PBRA			
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					









