

NORTH BOULEVARD HOMES
MARY BETHUNE HIGH RISE
1129 West Main Street
Tampa, FL 33607



CHOICE-BASED RELOCATION PLAN

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5301 West Cypress Street
Tampa, Florida 33607

April 1, 2015

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RESIDENT RELOCATION PLAN

EXISTING PROJECT SUMMARY AS OF: October 20, 2014

HOUSING AUTHORITY NAME: Housing Authority of the City of Tampa

ADDRESS: 1129 West Main Street, Tampa, FL 33607

PHONE NUMBER: 813-341-9101 ext. 2922

DESCRIPTION OF THE RELOCATION: All current residents residing at the property shall be required to move from North Boulevard Homes public housing community in order to accommodate the planned revitalization project. The existing public housing units on the site will be demolished, therefore, all relocation moves are considered to be permanent for the purpose of providing moving and relocation assistance. Even though households will be provided relocation assistance required under the Uniform Relocation Act for a permanent move, relocated residents will be eligible for preference when the newly revitalized community is being re-occupied as outlined in this relocation plan.

ESTIMATED START DATE OF RELOCATION MOVES: April 2015

HOUSING DEVELOPMENT NAME(S):	North Boulevard Homes	
HOUSING DEVELOPMENT NUMBER(S) AND	FL3-1	YEAR BUILT: 1940
TOTAL NUMBER OF UNITS:	524	
NUMBER OF OCCUPIED UNITS:	512	
NUMBER OF VACANT UNITS:	12	

HOUSING DEVELOPMENT NUMBER(S) AND	FL3-10	YEAR BUILT: 1964
TOTAL NUMBER OF UNITS:	146	
NUMBER OF OCCUPIED UNITS:	144	
NUMBER OF VACANT UNITS:	2	

SIZE OF SITE: 44 acres

ACTIVITY TYPE(S): (SELECT ALL THAT APPLY)

<input checked="" type="checkbox"/> CHOICE NEIGHBORHOOD GRANT	<input checked="" type="checkbox"/> MIXED FINANCE DEVELOPMENT REHABILITATION
<input checked="" type="checkbox"/> CHOICE NEIGHBORHOOD REVITALIZATION GRANT	
<input checked="" type="checkbox"/> DEMOLITION	
<input checked="" type="checkbox"/> DISPOSITION	

All Units	0BR	1BR	2BR	3BR	4 BR	5BR	TOTAL
(as of 10/20/14)	-0-	166	300	174	24	6	670
Occupied Units							
(as of 1/20/06)	-0-	165	291	170	23	6	655
Vacant Units							
(as of 10/20/14)	-0-	1	9	4	1	-0-	15

RESIDENT RELOCATION PLAN

EXISTING PROJECT SUMMARY AS OF: October 20, 2014

HOUSING AUTHORITY NAME: Housing Authority of the City of Tampa

ADDRESS: 1515 West Union Street, Tampa, FL 33607

PHONE NUMBER: 813-341-9101 ext. 2921

DESCRIPTION OF THE RELOCATION: All current residents residing at the property shall be required to move from Mary Bethune Hi-Rise public housing community in order to accommodate the planned revitalization project. The existing public housing units on the site will be demolished, therefore, all relocation moves are considered to be permanent for the purpose of providing moving and relocation assistance. Even though households will be provided relocation assistance required under the Uniform Relocation Act for a permanent move, relocated residents will be eligible for preference when the newly revitalized community is being re-occupied as outlined in this relocation plan.

ESTIMATED START DATE OF RELOCATION MOVES: April 2015

HOUSING DEVELOPMENT NAME(S):	Mary Bethune Hi-Rise	
HOUSING DEVELOPMENT NUMBER(S) AND	FL3-10	YEAR BUILT: 1964
TOTAL NUMBER OF UNITS:	150	
NUMBER OF OCCUPIED UNITS:	149	
NUMBER OF VACANT UNITS:	1	
SIZE OF SITE:	2.3 acres	

ACTIVITY TYPE(S): (SELECT ALL THAT APPLY)

<input checked="" type="checkbox"/> CHOICE NEIGHBORHOOD GRANT <input checked="" type="checkbox"/> CHOICE NEIGHBORHOOD REVITALIZATION GRANT <input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> DISPOSITION	<input checked="" type="checkbox"/> MIXED FINANCE DEVELOPMENT <input type="checkbox"/> REHABILITATION
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All Units	0BR	1BR	2BR	3BR	4 BR	5BR	TOTAL
(as of 10/20/14)	60	84	6	-0-	-0-	-0-	150
Occupied Units							
(as of 10/20/14)	-59-	84	6	-0-	-0-	0-	149
Vacant Units							
(as of 10/20/14)	-1-	0	0-	0	0-	-0-	1

1. Introduction

The Housing Authority has embarked on a public/private partnership to redevelop North Boulevard Homes and Mary Bethune Hi-Rise. All of the existing public housing units at this site will be demolished and replaced with new dwelling units and related community facilities in a mixed income/mixed use community. All current residents of North Boulevard Homes and Mary Bethune Hi-Rise will be required to relocate to other housing prior to demolition and construction of the new community. Upon completion, the new community will consist of approximately **1,600** dwelling units, of which **50%** will be affordable housing, some as income-tiered public housing units. The existing 44 acre site will become part of an envisioned larger master planned development potentially comprising some 150 total acres. The replacement units for North Boulevard Homes and Mary Bethune Hi-Rise will be developed over this larger footprint.

The purpose of this Relocation Plan is to establish the policies and procedures for vacating North Boulevard Homes and Mary Bethune Hi-Rise in a manner consistent with provisions of the Uniform Relocation Act (URA). These requirements include providing each resident with several formal notices, individual advisory services and counseling, comparable replacement housing and the payment of relocation related expenses. The Plan will also address preliminary requirements for re-occupancy of the newly developed community. These requirements will be addressed more specifically in the Admissions and Continued Occupancy Policy to be developed in conjunction with the current residents of North Boulevard Homes and Mary Bethune Hi-Rise.

Existing residents of North Boulevard Homes and Mary Bethune Hi-Rise will have many important choices and opportunities to consider as a part of the upcoming relocation process. These choices involve the type and location of replacement housing, when to move, the type of financial assistance available for moving related expenses, and the resident's preference for returning to the new community.

1.1 Summary of Uniform Relocation Act Requirements

Because implementation of the revitalization involves demolition of all existing housing on the site and a relocation period in excess of one year, all eligible North Boulevard Homes and Mary Bethune Hi-Rise households will receive the relocation assistance required by URA for a permanent move. It is important to note that receiving permanent move assistance will not preclude a qualifying household from applying for occupancy in the newly redeveloped community. This plan will encourage all residents to consider returning to the new community. Residents will be given a preference in applying to return to the new community as shown in the Agreement on Re- occupancy which is part of this relocation plan.

This Relocation Plan addresses each of the five provisions of the Uniform Relocation Act (URA).

1.1(a) Notices

The following notices will be provided to each North Boulevard Homes and Mary Bethune Hi-Rise household in compliance with the URA notification requirements for residents in developments scheduled for demolition.

- General Information Notice (mailed November 26, 2014)
- Notice of Eligibility for Relocation Assistance
- Ninety Day Notice
- Thirty Day Notice (as necessary)

A description of these notices appears in Section 7 of this Relocation Plan.

1.1(b) Advisory Services and Counseling

Relocation advisory services shall include one or more 1 on 1 personal interviews with each household. In implementing this requirement, the THA relocation staff will survey each household to: 1) determine its needs and housing preferences; 2) explain relocation benefits and services, including eligibility requirements and procedures for obtaining benefits and services; 3) explain the relocation schedule; 4) advise on comparable replacement dwellings that may be available; 5) provide households considering Section 8 relocation with current lists of suitable rental housing located throughout the metropolitan area; and 6) provide familiarization bus tours to view replacement housing training classes on Relocation Supportive Services and Case Management, and section 8 leased Housing Program.

In order to make the relocation process as convenient as possible for residents of North Boulevard Homes and Mary Bethune Hi-Rise the relocation staff along with Case Management Staff. All relocation counseling, the Section 8 intake process and supportive services counseling will occur at this onsite office, or in the resident's apartment.

As part of the relocation counseling process information will be provided in a variety of means and languages to meet the unique needs of the residents. Additionally, after-hours appointments will be afforded to residents who work or cannot otherwise participate in meetings and counseling sessions.

1.1(c) Replacement Housing

In general, the THA must assist each household in identifying up to three (3) comparable replacement dwelling units. Replacement housing will be provided on a non-discriminatory basis, in compliance with fair housing and other civil rights laws. To be comparable, a replacement dwelling must: 1) meet HUD Housing Quality Standards; 2) be functionally equivalent to the household's existing dwelling unit and have the appropriate number of bedrooms for the household; 3) be located in an area that is generally not less desirable than the current location; and 4) not increase the household's combined rent and utility costs following relocation.

A comparable replacement dwelling for a person receiving government housing assistance before the required relocation may reflect similar government housing assistance. Accordingly, the offer of another public housing unit is considered a comparable replacement dwelling unit for purposes of compliance with URA. Other publicly assisted housing (i.e. housing available for lease under the Section 8 Housing Voucher Program) is also considered a comparable unit for this purpose. Relocating residents will be afforded the choice of an available Public Housing unit or a Section 8 voucher.

1.1(d) Relocation Benefits

URA required relocation benefits include a rental assistance payment (under certain circumstances) and payment of moving and moving related expenses.

Rental Assistance Payment: This payment may be required in order to not increase a household's share of the combined rent and utility costs following relocation. Because public housing and Section 8 replacement housing opportunities are available for all relocating North Boulevard Homes and Mary Bethune Hi-Rise households, and these programs limit a household's combined rent and utility payments to 30% of its adjusted income, Tampa Housing Authority does not expect that this type of payment will be applicable. In other words, a resident's rent payment should not increase as a result of the relocation beyond that which is already required as a public housing program participant. *If however a comparable unit cannot be located by the THA to offer to the resident then Rental Assistance Payments will be provided in accordance with this Relocation Plan.* If in the rare instance housing not exceeding the Total Tenant Payment is available, but a household with a rental voucher elects to lease a unit where the family's share of rent exceeds the Total Tenant Payment, the family will be responsible for the difference between the voucher standard and the rent to owner, and rental Assistant Payment is not triggered because the family elected a higher cost unit.

Moving Expenses: All households eligible for relocation assistance will receive moving assistance required for a permanent move. This assistance includes payment for actual moving costs and related relocation expenses, so long as those expenses are reasonable. Each eligible household may choose how to receive their moving assistance payment from the following alternatives: Alternative 1: Reimbursement of Actual Moving Costs; and Alternative 2: Fixed Moving Allowance Option. How these alternatives are applied based on a household's relocation housing choice is discussed in Section 4, Relocation Benefits.

1.1(e) Appeals

URA requires that this Relocation Plan include an opportunity of an appeal through the Housing Authority's usual grievance procedure. Disputes subject to appeal must include: 1) determination of eligibility for assistance; and 2) decisions about the nature, scope and amount of relocation assistance. Grievance information is included in Section 8 of this Plan.

1.2 North Boulevard Homes and Mary Bethune Hi-Rise - Facts

North Boulevard Homes (HUD Project Number: FL 3-1, 10) is located at 1129 West Main Street Tampa, Florida 33607 and phase one was constructed in 1940 and phase two in 1964. The two phases of North Boulevard Homes currently contains 670 units in 74 buildings. Mary Bethune Hi-Rise (HUD Project Number: FL 3-10) is located at 1515 West Union Street Tampa, Florida 33607 and was constructed in 1964. It consists of 150 units in an 8 story high-rise building.

1.3 Reasons for Demolition

The age and condition of the buildings in North Boulevard Homes and Mary Bethune Hi-Rise are documented as severely distressed. Demolition of North Boulevard Homes and Mary Bethune Hi-Rise is necessary due to substantial structural design and system deficiencies that are too costly to address in a rehabilitation program. Basic masonry structures show settlement cracks and other structural distress. Prolonged water damage has contributed to deteriorating exterior walls and interior moisture problems. Persistent mold and mildew make it impossible for paint to adhere. The reoccurring mold and mildew has become a constant struggle to avoid the increasing health risks associated with these circumstances. Deteriorated interior and exterior door jambs and casings along with wood trim and stairway hardware are a source of lead-based paint above HUD action levels. The structural design does not facilitate reconfiguration of interior layouts for the purpose of basic modernization and meeting Section 504 of the Rehabilitation Act of 1973 accessibility requirements. (i.e. door widths, few first floor bedrooms/bathrooms). After 74 years, little modernization and much deferred maintenance, critical building components and major systems can no longer be repaired or meet current code requirements. The multiple needs of this property are so great that it is not cost effective to maintain and improve the existing buildings.

1.4 Resident Participation in the Decision-Making Process

Residents of North Boulevard Homes and Mary Bethune Hi-Rise have participated with the Housing Authority in the development of the preliminary master redevelopment plan and will continue to participate in the decision-making process throughout the project planning process and in the compilation of the a Choice Neighborhood application anticipated in the future. A resident advisory committee specific to the ongoing planning and eventual project implementation will be formed and residents will also serve on the future revitalization Task Force. In developing this Relocation Plan, the THA has and will continue to hold meetings and briefings as appropriate and necessary to reflect the needs and desires of the majority of the residents, in addition to meeting the requirements of the Uniform Relocation Act. These meetings focused on: 1) the proposed relocation schedule; 2) counseling and advisory services to assist households in making an informed choice for replacement housing, having fully considered the respective advantages and drawbacks of their perspective options; 3) eligibility for relocation assistance; 4) moving and related assistance; 5) rights and responsibilities of households throughout the relocation process; and 6) return criteria for residents who wish to return to the site once the project is rebuilt.

This draft Relocation Plan was distributed to each household in mid-January, 2015 with a notice announcing subsequent Relocation meetings where the Plan was reviewed extensively and comment sought. As a final document this Plan will incorporate the comments and opinions of residents who offered comment.

2. Eligibility for Relocation Assistance

2.1 Residents Not Eligible for Relocation Assistance

Generally speaking, existing households currently residing at North Boulevard Homes and Mary Bethune Hi-Rise will be eligible for relocation assistance under URA in conjunction with the Revitalization Project. However, there are important exceptions.

The following types of households will not be eligible for relocation assistance:

- a household evicted for serious or repeated violations of the terms and conditions of their lease;
- a household having no legal right to occupy the property under state or local law (e.g. squatter);
- a household occupying the property for the purpose of obtaining relocation assistance;
- a household moving into the property on/ after approval of the relocation plan (In this regard, THA has placed a freeze on move-in's as of February 1, 2015 and therefore no households are expected to fall into this category);

Following distribution of the Notice of Eligibility for Relocation Benefits, THA will evaluate the cause for any eviction on a case by case basis to assure that eviction of the household would not have occurred “but for the project”, in which case the eviction would not preclude the eligibility to relocation assistance under URA. Evictions for drug related, non-payment of rent and related lease violation causes do not meet the definition of a “but for the project” eviction.

2.2 Residents Eligible for Relocation Assistance

This section specifies who is eligible for relocation benefits and advisory assistance and the types of assistance offered by THA. It also defines households who are eligible for services under the Authority's Community and Supportive Services Program and households eligible for relocation assistance related to re- occupancy of the site when the new community is built. Specifically, households will be eligible for relocation assistance according to the following time frames and classifications:

- a) **Households that moved between April 15, 2015 and the approval date of this Relocation Plan.** All households in this category are eligible to participate in services under the Authority's Community and Supportive Services Program (CSSP). Eligibility for preference to return to the new redeveloped community upon completion of construction, and eligibility for relocation benefits may be limited based on the move location and reason as follows:
1. Households that voluntarily left the site during this period after obtaining a Section 8 voucher (unrelated to this Revitalization project) and successfully leasing a unit under the Section 8 program. These households are eligible for: (1) CSSP services; and (2) reimbursement of moving expenses where the Housing Authority did not undertake the move and pay for reasonable relocation expenses.
 2. Households transferred by the THA to another public housing community for administrative reasons relating to a housing quality issue (i.e. health hazard, severely under-housed). These households are eligible for: (1) CSSP services; (2) reimbursement of moving expenses where the Housing Authority did not undertake the move and pay for reasonable relocation expenses; (3) preference to return to the new community; and (4) moving assistance related to re- occupancy.

- b) **Households that moved voluntarily after the date of the General Information Notice (unless covered under “a” above).** These households are eligible to participate in services under the Community and Supportive Services Program (CSSP), and are eligible for preference to return to the new community upon completion of construction. Because these households were advised not to move before approval of the Relocation Plan, and chose to do so voluntarily, they will not be eligible for relocation assistance. THA will provide relocation assistance related to re-occupancy for qualifying households. The THA will make a good faith effort to locate these residents for purposes of offering community and supportive services and re-occupancy.
- c) **Households having their lease terminated by the THA at any time for good cause (unrelated to the project), or that vacate their units without proper notice for any reason.** These households will not be eligible for relocation services or benefits, and will have no preference or right of return to the new community. The THA will make no effort to locate or track these residents and they will not be eligible to participate in the Community and Supportive Services Program.
- d) **All other households (not falling into category a, b, or c above) that relocate after approval of this Relocation Plan.** These households are eligible to participate in services under the Community and Supportive Services Program (CSSP), and are eligible for preference to return to the new community (if they meet applicable eligibility criteria) upon completion of construction. These households will receive the full relocation benefit package, and relocation assistance related to re-occupancy (after meeting applicable eligibility criteria).

Relocation benefits may be reduced by any amounts outstanding, provided that no deduction shall be made if it would not prevent the displaced household from obtaining a comparable replacement dwelling as required by URA Section 24.204, nor may THA withhold any part of a relocation payment to satisfy an obligation to any other creditor.

All personal possessions must be removed from the housing unit at the time of relocation, and the household head must complete the move-out process with the property manager before relocation benefits are paid, except to the extent that the household head demonstrates the need for an advance payment in order to avoid or reduce a hardship, in which case THA shall issue the minimum amount appropriate to address such hardship and accomplish the objective of the payment. The unit must be left in a broom swept condition free of any furniture, clothing, trash and food (including in stove or refrigerator) in accordance with the lease.

Each eligible North Boulevard Homes and Mary Bethune Hi-Rise household is entitled to only one (1) relocation benefit packet. The splitting of a household into more than one unit for relocation purposes will be permissible when two adult members of the household qualify under Authority guidelines. In such rare cases relocation benefits may be prorated accordingly and reasonably.

2.3 Relocation of Elderly Residents

For senior and disabled households remaining on site as of the approval date of this Plan, relocation and supportive staff will discern any special needs of these households (such as proximity to medical and related services, additional packing assistance), as part of the relocation counseling process. The Authority shall endeavor to prioritize senior and disabled households for early phase relocation and will counsel residents to ensure their move meets all their social and geographic needs. It is anticipated that special assistance will be afforded senior households to ease without disturbance and to attempt to achieve one permanent move to the satisfaction of the resident.

2.4 Relocation of On-Site Resident Business

Based on a survey of all households there are no resident businesses requiring special moving assistance or re-licensing related replacement housing modifications (i.e. licensed family day care homes) that currently operate

out of public housing units on the site. Any existing resident business would be entitled to a Business Dislocation Allowance of \$100 for miscellaneous costs (for re-printing of business cards, stationery, etc.).

3. Comparable Replacement Housing – Choices and Resources

The Uniform Relocation Act requires that all residents of North Boulevard Homes and Mary Bethune Hi-Rise be provided with a comparable replacement dwelling unit. As indicated in Section 1.1 of this Relocation Plan, a comparable replacement dwelling for a household receiving government housing assistance before the required relocation may reflect similar government housing assistance. Therefore the available housing relocation resources during the relocation period shall include a range of assisted housing opportunities.

3.1 Potential Relocation and Re-occupancy Housing Choices

The THA has identified six types of housing resources for use by the North Boulevard Homes and Mary Bethune Hi-Rise households during relocation and re-occupancy. These resources are as follows:

- Section 8 vouchers
- Other THA public housing communities
- Other assisted housing opportunities
- New THA mixed income communities
- New LIHTC communities – rental
- New Homeownership opportunities offered by THA or others

The type of rental housing opportunities that will be available in the redeveloped community is an important factor in making a relocation housing choice decision.

Under certain circumstances, a household choosing tenant base Section 8 as a relocation resource may be eligible for preference to return to a public housing unit in the new community, if they have not been terminated from the Section 8 program during the relocation period and do not violate their Section 8 lease to exercise this choice (i.e. their lease term end date must coincide with the availability of a suitable public housing rental unit in the new community, and/or the landlord must agree to a mutual recession of lease to allow a household to return to a suitable public housing unit in the new community).

Type of Household	Relocation Housing Choice	Type of Housing Anticipated to be Available in Redeveloped Community
Family	Public Housing Rental	Public Housing Rental, Project-based Section 8 Homeownership (affordable).
Family	Tenant Based Section 8	Section 8 rental, Market rental (depending on FMR), Affordable Homeownership, and in limited instances to Public Housing w/surrender of voucher.
Elderly	Public Housing Rental	Public Housing Rental (both Senior & General Occupancy), Project-based Section 8, Homeownership (affordable).
Elderly	Tenant-Based Section 8	Section 8 Rental (Senior), Project-based Section 8 w/surrender of voucher, Section 8 Homeownership.

3.2 Available Housing Resources for Relocation

Based on current public housing vacancy data, the number of off-line public housing units that will be vacated in the public housing units, and the historical lease up success rate of Section 8 voucher holders, THA anticipates that there will be adequate assisted housing opportunities for the successful relocation all of the current households in North Boulevard Homes and Mary Bethune Hi-Rise (around 804 in number).

Analysis of Resources Available

Public Housing Resources:

Vacancies (2.3% of available units due to normal turnover for the year)	408
Under Modernization/Development (nearing completion/available for relocation)	
The Reed at Encore	144 (Public Housing Units)
Tempo Encore	<u>142 (96 Public Housing Units)</u>
	694 (442 Public Housing)

Section 8 Resources:

Number of Current Vouchers	8,140
Voucher Lease-up Rate	100%
Attrition Rate	50/month (600 over 12 month relocation period)

Based on these statistics, over **694** public housing units will be a potential relocation resource during the next 12 months for North Boulevard Homes and Mary Bethune Hi-Rise residents choosing to relocate to another public housing community. Upon approval of this Relocation Plan, North Boulevard Homes and Mary Bethune Hi-Rise residents will receive priority for all public housing units available for occupancy. Likewise, during the next 12 months over **600** vouchers will become available and made accessible to relocating residents from North Boulevard Homes and Mary Bethune Hi-Rise.

As a supplement to the existing Section 8 voucher supply, the THA will apply for Section 8 relocation housing vouchers for households that will be relocated. Based on a resident surveys conducted recently approximately 70% of households express a preference for Section 8 as a relocation housing choice. Under either of these choices, a relocated household will have to pay no more than 30% of their qualifying household income for rent and utilities. Accordingly, THA does not anticipate the need to pay Rental Assistance Payments that cover increases in monthly housing cost for a 42 month period. Furthermore, if a household is unsuccessful, for any reason, in locating replacement housing under the Section 8 program, they can be relocated to another comparable THA public housing community.

3.3 Identification of Suitable Relocation Housing – Section 8

In order to assure that an adequate supply of private rental units accepting Section 8 vouchers will exist as a relocation resource, the Tampa Housing Authority's Assisted Housing Department will maintain a list of housing referrals through on-going contacts with landlords and property management companies. Staff will develop housing referral lists and make daily contacts with landlords. The addresses of eligible Section 8 units will be provided on-site to North Boulevard Homes and Mary Bethune Hi-Rise households choosing Section 8 as a relocation housing preference. The Assisted Housing Department will employ several measures on an ongoing basis to increase landlord participation in the Section 8 program including:

- advertising for new landlords and available units on the central office lobby bulletin board and in local newspapers (including specifically soliciting for units in low poverty areas);
- offering landlord workshops to familiarize potential landlords with the program (these efforts continue to average 18 new landlords per month.);
- using the Lease-up Team to Market the program to apartment complexes that are not currently participating in the program: and
- working with the Bay Area Apartment Association and the Greater Tampa Association of Realtors in identifying all potential resources and approaches for the Department (such partnerships have led to meetings, presentations and participation in trade shows that allow THA to showcase the Section 8 program to those not familiar with the program).

These measures reflect a continuation of and enhancement to measures that were highly successful during the Agency's prior HOPE VI relocations of Ponce de Leon/College Hill Homes during which approximately

1,100 families were relocated (600 to Section 8) over an 18 month period as well as at Riverview Terrace where 222 persons were relocated over a 5 month period; And at Central Park Village where 444 families were relocated over a 12 month period.

3.4 Section 8 Program as Part of the Relocation Process

The Assisted Housing Department will locate a Section 8 counselor on-site at North Boulevard Homes and Mary Bethune Hi-Rise to assist the relocation staff. As part of the relocation counseling process, the relocation manager will make referrals of households with a Section 8 relocation preference to the on-site Section 8 counselor who will schedule the necessary application and orientation sessions. The following information describes the Section 8 process as it relates to the relocation process

- Residents must attend required orientations during the S8 intake and voucher issuance process;
- Residents must look for housing within the price range (fair Market rent);
- If an owner is willing to rent a unit, the owner must complete a Request for Tenancy Approval (RTA). Both the resident and the owner must sign the RTA;
- After completing the RTA the owner must return it to the Section 8 Counselor. Please remember to sign only one RTA at a time;
- After your RTA is received; it will be forwarded and assigned to a Section 8 Inspector;
- The inspections clerk will contact the owner to schedule an inspection of the unit to ensure that the unit meets Housing Quality Standards (HQS); and
- If the unit passes HQS, the owner will sign a Housing Assistance Payment (HAP) Contract with the THA Authority and the resident will sign a lease with the owner.

Residents issued Section 8 vouchers will be given 60 days to locate an apartment and enter into a RTA. If additional time is needed, two 30-day extensions will be possible. Any extensions after that will be considered on a case to case basis by THA for reasonable accommodations for persons with disabilities.

Those residents who have not found Section 8 housing before the end of the 90-day relocation period will be moved into another public housing unit while they continue to search for a suitable Section 8 unit. These residents will be able to keep their Section 8 vouchers for two 30-day extensions after the initial 60-day period. The THA will pay the moving costs and re-installation charges for initial move into public housing and also pay the moving costs, and re-installation charges and security deposits that are required to move into a Section 8 apartment. If the family is successful in leasing up within the extended time permitted.

3.5 Housing for Disabled Persons

The THA will assure that replacement housing opportunities are available for households that contain disabled residents having special housing requirements. THA routinely addresses such needs by making modifications to public housing units necessary to assure accessibility, and by required relocation of non- disabled residents occupying accessible units. THA will also work with private landlords to identify accessible units in the private assisted housing Market. A disabled person is one who has physical or mental impairment that substantially limits one or more major life activities. A record of such an impairment or being regarded as having such an impairment must be documented in the resident file.

The newly developed North Boulevard Homes and Mary Bethune Hi-Rise community will include the appropriate number of housing units to meet the needs of disabled households of various types, as required by law.

3.6 Urgent Need Housing

A household may be required to move into a new housing unit in less than 90 days if there is an urgent need, such as a threat to health and safety. The THA will have the final say in determining whether or not a case is an urgent

need. In that case, the determination of urgency must be included in the case file.3.3

4. Relocation Benefits

As a part of the planned redevelopment, every household in North Boulevard Homes and Mary Bethune Hi-Rise will need to move at least once to permit redevelopment to start. Some households may not want or be able to return to the redeveloped community after the construction is completed. The remaining households will move off-site while waiting to re-occupy a housing unit in the new community (if they meet eligibility criteria). Regardless of a household's preference to return to the new community, this Relocation Plan provides a relocation benefit package for all households based on the standards for a permanent rather than temporary move. All relocating households will have two alternatives for payment for moving/moving related expenses; however, there is a slight difference in these alternatives depending on whether a North Boulevard Homes and Mary Bethune Hi-Rise household chooses relocation to another public housing unit or to a Section 8 assisted rental unit.

4.1 Moves to Another THA Public Housing Unit

North Boulevard Homes and Mary Bethune Hi-Rise households moving to a unit in another THA public housing community will have the following options for payment of moving and moving related expenses. Alternative 1 provides for reimbursement of actual costs, and Alternative 2 provides for a lump sum payment from the federal schedule contained in Appendix II to this Plan.

Under **Alternative 1**, the *"reimbursement of actual costs option"*, THA will be responsible for payment of actual/reasonable moving and moving related costs. This payment includes expenses for: 1) transportation to the replacement dwelling; 2) the services of a THA contracted professional moving company to move and unload furniture and belongings (including any household owned appliances; 3) utility hook-up fees, including re-installation of telephone and cable service (where such service existed at the time of move); and 4) other related and reasonable expenses, if any. Households that choose Alternative 1 will be entitled to a dislocation allowance of \$100 after the move is completed. With respect to item 2 regarding the services of THA's contracted moving company, a household choosing the reimbursement of actual costs option may select a responsible moving company of their own choice provided that the cost does not exceed the schedule amount for THA's mover. In such instances, THA will pay the household's selected mover after the move has been completed to the satisfaction of the head of household and the household head provides THA written certification of such satisfactory completion (in no instance shall THA be liable for any damages or claims to the household's property arising from the household's selection of its own moving company).

Under **Alternative 2**, the *"fixed allowance option"*, eligible households may choose to receive a fixed lump sum payment for moving/moving related expenses as an alternative to payment of the actual costs under Alternative 1. This lump sum payment is from the federal "Moving Expense and Dislocation Allowance Schedule" which is contained in Appendix II to this Plan. **IN CHOOSING THE "FIXED PAYMENT OPTION", THE HOUSEHOLD MAY INCUR EXPENSES BEYOND THE FIXED AMOUNT THAT WILL NOT BE REIMBURSED BY THE TAMPA HOUSING AUTHORITY.** Such fixed amount will not be paid in advance, which means that residents choosing this option must be able to pay all related expenses from their own funds in advance of receiving payment by THA (unless the household demonstrates the need for an advance relocation payment in order to avoid or reduce a hardship, in which case THA shall consider the minimum amount appropriate to address such hardship and accomplish the objective of the payment). **FOR THIS AND OTHER REASONS, THE TAMPA HOUSING AUTHORITY DOES NOT RECOMMEND THIS OPTION TO ANY HOUSEHOLD.**

4.2 Move to Section 8 or Other Assisted Housing

North Boulevard Homes and Mary Bethune Hi-Rise households choosing to move to a Section 8 or Other

Assisted Housing program (non THA public housing) will have two options for payment of moving and moving related expenses. Alternative 1 provides for reimbursement of actual costs, and Alternative 2 provides for a lump sum payment from the federal schedule (Appendix II).

Under Alternative 1, the “*reimbursement of actual costs option*”, THA will be responsible for payment of actual/reasonable moving and moving related costs. This payment includes expenses for: 1) transportation to the replacement dwelling; 2) the services of a THA contracted professional moving company to move and unload furniture and belongings (including household owned appliances); 3) utility hook-up fees, including re-installation of telephone and cable service (where such service existed at the time of move); and 4) other related and reasonable expenses, if any. (No dislocation allowance is provided under this alternative, and households will have their public housing deposit refunded less any outstanding balances due to THA.) With respect to item 2 regarding the services of THA’s contracted moving company, a household choosing the reimbursement of actual costs option may select a responsible moving company of their own choice provided that the cost does not exceed the schedule amount for THA’s mover. In such instances, THA will pay the household’s selected mover after the move has been completed to the satisfaction of the head of household and the household head provides THA written certification of such satisfactory completion (in no instance shall THA be liable for any damages or claims to the household’s property arising from the household’s selection of its own moving company).

Under Alternative 2, the “*fixed allowance option*”, eligible households may choose to receive a fixed lump sum payment for moving/moving related expenses as an alternative to payment of the actual costs under Alternative 1. This lump sum payment is from the federal “Moving Expense and Dislocation Allowance Schedule” which is contained in Appendix II to this Plan. **IN CHOOSING THE “FIXED PAYMENT OPTION”, THE HOUSEHOLD MAY INCUR EXPENSES BEYOND THE FIXED AMOUNT THAT WILL NOT BE REIMBURSED BY THE TAMPA HOUSING AUTHORITY. Such fixed amount will not be paid in advance, which means that residents choosing this option must be able to pay all related expenses from their own funds in advance of receiving payment by THA (unless the household demonstrates the need for an advance relocation payment in order to avoid or reduce a hardship, in which case THA shall consider the minimum amount appropriate to address such hardship and accomplish the objective of the payment). FOR THIS AND OTHER REASONS, THE TAMPA HOUSING AUTHORITY DOES NOT RECOMMEND THIS OPTION TO ANY HOUSEHOLD.**

Rental Security Deposit: Regardless of the moving/moving related expense alternative chosen, a security deposit (if required and in an amount not to exceed one month’s contract rent) will be paid on behalf of households choosing to relocate to a Section 8 assisted replacement housing unit.

4.3 THA Contracted Professional Moving Company

For all households choosing Alternative 1 (the reimbursement of actual costs option), the THA will directly pay for the services of a designated moving company procured by the THA (or a household selected mover consistent with the provisions of Section 4.2 of this Plan). The THA will require that the designated moving company maintain insurance coverage to cover the cost of any damage to or loss of a household’s possessions caused by the moving company. Households will be responsible to work with the relocation staff to schedule the move date and time, and be ready to move at that time.

Since most households prefer to pack their own personal possessions and items of value, the THA will provide boxes and related packing materials that each household may obtain, at no cost, from the Relocation Manager. Any households needing assistance in packing loose items should contact the Relocation Manager who will direct the moving company as necessary.

4.4 Payment for Utility Fees & Deposits (Moving Related Costs)

All households that choose Alternative 2 (Fixed Allowance Payment for moving/moving related costs) will pay

for utility fees and deposit costs directly as part of their fixed allowance amount. The fixed allowance amount will not be paid to the household until the household has satisfactorily vacated their unit and THA receives documented evidence that the household has paid the respective fees/deposit costs (unless the household demonstrates the need for an advance relocation payment in order to avoid or reduce a hardship, in which case THA shall consider the minimum amount appropriate to address such hardship and accomplish the objective of the payment).

For all households that choose Alternative 1 (Reimbursement of Actual Costs), the THA will pay the cost of connection and/or re-installation fees for power, gas and electric utility services. These fees will be paid directly to the service provider (TECO, Peoples Gas, etc.) unless the household provides evidence of prior payment therefore. Re-installation fees for telephone and cable service will be paid only if the household had prior, current service at its North Boulevard Homes and Mary Bethune Hi-Rise unit (reimbursement of these fees will be paid only to the individual whose name appears on the service bill).

With respect to power, gas and electric utility services, if a deposit is required (rather than, or in addition to, a re-installation fee due to poor utility payment history of the household), THA will pay the deposit to the service provider. Any utility deposit paid under this condition will be considered a loan and the head of household will sign a promissory note for any amount in excess of the normal re-installation fee. However, if a utility deposit fee is required because the household did not previously have that type of utility service (i.e. for water bills), THA will pay the deposit to the utility company, with no repayment required.

The relocation staff will assist residents in assembling the required documentation for payment of utility related relocation expenses.

4.5 Payment for Rent Deposits

The Uniform Relocation Act and HUD regulations do not require that Tampa Housing Authority pay a security deposit for a household choosing Section 8 as a relocation housing preference. However, the THA views the security deposit requirement by most private landlords to be a potentially significant impediment to the ability of households in North Boulevard Homes and Mary Bethune Hi-Rise to successfully access Section 8 as a replacement housing resource.

In order to promote the widest possible range of replacement housing choice to relocating residents, THA has chosen to include payment of a security deposit, in an amount equal to or less than one month's contract rent, as part of the relocation benefit package. Once the unit is approved, Section 8 staff will forward lease approval paperwork to the Relocation Manager who will requisition the deposit amount. The deposit will be mailed directly to the landlord, unless the household has pre-paid the deposit and provides timely and acceptable evidence of such to the Relocation Manager.

4.6 Notice to Vacate

At least thirty (30) days before the scheduled move date, all relocating households must complete the "Notice of Intent to Vacate" Form with the property manager. This notice establishes the official vacate date and notifies the resident that all items must be removed from their North Boulevard Homes and Mary Bethune Hi-Rise unit, and their key returned to the property manager, within 72 hours of the official vacate date. Any items remaining in the unit after this time becomes the property of THA and THA will not be responsible to the resident therefore. After the 72 hour period has expired, THA will enter the apartment to remove THA owned appliances and any remaining items, and board up the unit.

Public Housing rent deposits (from residents relocated into the Section 8 program) will be refunded (within 45 days of move-out) to the resident less any charges after final move-out inspections. For residents transferring to another public housing unit, deposits will be transferred to the new unit.

4.7 Estimated Moving Related Costs

The estimated moving and moving related expense paid to all parties (the household head, moving company, utility companies, administrative, etc.) is projected in the detailed relocation budget found in APPENDIX III.

5. Eligibility for Returning to the New Development

Households remaining in good standing with no lease agreement violations during the relocation period will be offered an opportunity to return to the redeveloped North Boulevard Homes and Mary Bethune Hi-Rise area based on the eligibility criteria outlined in this Section, and the relocation housing choices made in relation to the type and amount of new replacement housing being developed on the site.

Should the number of eligible households desiring to return exceed the number of available new units after redevelopment, preference for return will be based on a ranking system within the New Admissions Policy which includes threshold eligibility criteria, screening and other re-occupancy criteria and the waiting list organization/preference system. This policy is reflected in the Re-occupancy Agreement with the Resident Council and will be formalized into the Admissions and Continued Occupancy Plan (also to be developed with resident consultation).

5.1 New Admission Policy

A new admission policy will be developed giving preference to otherwise eligible households participating in self-sufficiency activities under the Community and Supportive Services Program and working families (unless exempt from such requirements by virtue of age and/or disability status). The new admission policy will be developed in consultation with the Resident Council and from resident input received at noticed meetings. The THA will have the final say in determining eligibility and admission criteria for property it develops and owns. Lease requirements will take into consideration the mix-income unit types (public housing ACC units, Project Base Section 8 units, LIHTC units, and Market rate units) and requirements governing public housing (ACC) units in the new community will comply with HUD requirements for the public housing program.

Eligible residents may expect to be offered the opportunity to apply for re-occupancy to the new community beginning in approximately 2018 and later.

5.1(a) Threshold Eligibility Criteria

All returning applicants moving into the new community will be required to meet certain threshold eligibility criteria in order to be placed on the waiting list and/or selected for admission:

- a. Household must meet statutory eligibility requirements for public housing or Section 8 admission;
- b. Household must be in good standing, including:
 - no outstanding balance owed to THA under the public housing or Section 8 programs;
 - no eviction for cause from a public housing or Section 8 unit during the relocation period;
 - Pre-existing instances of non-compliance with lease (existing prior to move date) will not be used against the returning applicant wishing to return to the new community.
- c. Household head and other adult members must be employed and/or participating in a self-sufficiency program/program activity as a condition of occupancy (unless exempted by virtue of age or disability).
- d. Household must meet screening criteria.

Those households in good standing as defined above and willing to agree to the new lease requirements will be eligible to move into the redeveloped community. Households that are not currently in good standing, or not

willing to agree to the new lease terms will not be eligible for tenancy at the newly developed North Boulevard Homes and Mary Bethune Hi-Rise community.

5.1(b) Other Re-occupancy Criteria

Households that meet the threshold eligibility criteria will be screened before placed on the waiting list and/or selected for admission. Screening criteria will include:

- a. Prior landlord history, including rent payment history and compliance with other lease obligations during relocation period;
- b. Past performance in meeting other financial obligations during relocation period, including, but not limited to:
 - payment history for utility charges
 - no history or pattern of substantial past due consumer debt (excluding medical)
- c. Criminal background check during relocation period for all family members that shows:
 - no drug related conviction in past three years;
 - no felony conviction (crime against a person) in past four years;
 - no felony conviction (property or concealed weapon) in past two years;
 - no violent crime conviction in past three years;
- d. No household member is registered as a sex offender;
- e. Declaration from household head that no household member under 18 has been convicted of a crime classifying them as an adult;
- f. Satisfactory home visit that evidences an acceptable living standard (on 48 hours notice);

In addition to the threshold eligibility and screening criteria, the following re-occupancy criteria apply to all applicants:

- a. New members of the household who are placed on the lease after the initial relocation will be subjected to all screening requirements. In the event the new member of the household is determined ineligible, the entire household will be determined ineligible.
- b. Households must meet the income targeting requirements to be established for purposes of providing a mixed income community.
- c. Households must have the appropriate unit size by bedroom count, if available, based on family composition at the time of return. The U.S. Department of Housing and Urban Development's eligibility guidelines to determine appropriate bedroom count include:
 - Generally, two persons per bedroom;
 - Persons of different generations, persons of the opposite sex (other than a spouse), and unrelated adult adults should have separate bedrooms;
 - Husband and wife share the same bedroom;
 - Up to two children of same sex share a bedroom;
 - Children, with the possible exception of infants children three years of age or younger, should not share a bedroom with parents;
 - Children of different sexes and older than three years of age will have separate bedrooms; and;

- Live-in attendants who are not family members may have their own bedroom a family or individual must have medical verification to have a live-in attendant.

The standards for determining bedroom count required to adequately accommodate a household (without under or over housing) are as follows:

Number of Persons Allowed per Unit		
# of Bedrooms	Minimum Occupants	Maximum Occupants
1	1	2
2	2	4
3	3	6
4	6	8
5	7	10

5.1(c) Selection Process

If more households apply, and meet respective eligibility criteria, to return to the new community than the available number of low income housing opportunities (by size, type and income tier), the selection process will employ a preference system that prioritizes households for re-occupancy according to the following criteria.

All applicants will be divided in three groups:

Group 1 Applicant: Resided at NBH or Mary Bethune Hi-Rise on or after the General Information Notice.

Group 2 Applicant: Resided at NBH or Mary Bethune Hi-Rise on or after the start of relocation.

Group 3 Applicant: All Other Applicants

6. Record Keeping

The THA will maintain records of each household, as required by law, for a period of at least four (4) years after the development of the community has been completed or the date required by the applicable program regulation, whichever is longer.

A relocation tracking system has been developed and employed by the THA to locate residents during and after relocation and throughout the reconstruction phases. The THA will keep evidence verifying that all residents receive timely written notices regarding the following items: Relocation Plan, General Information Notices, Ninety Day Notice, Notice to Vacate, and other pertinent notices pertaining to the redevelopment process. The tracking system will contain records for each household that includes, but shall not be limited to, the following information:

- Name and address
- Social Security Number
- Language spoken
- Required bedroom count
- Family composition
- Special needs (disability, special physical improvements)
- Record of units offered, date and location
- Section 8 Certification
- Current rent
- An income source
- A new unit address
- Copies of claims for moving and related expenses
- Any and all other information in sufficient detail to be in compliance with all HUD applicable relocation policies and regulations as outlined in Chapter 6 of the HUD relocation handbook.

7. General Information and Timely Notices

The THA will send out notices, by mail, approximately every six (6) months, at a minimum, updating the residents on the demolition and reconstruction of the development. Notices will be bilingual where appropriate. All mailings will remind residents to notify the THA of any address changes. **It is the resident's responsibility to inform the THA of any change of address.**

At specific times before and during the relocation process, formal notifications will be sent to residents as required by the Uniform Relocation Act. The notices include: General Information Notices, Notice of Eligibility for Relocation Assistance, and Ninety-Day Notice to Move.

General Information Notice

The residents of North Boulevard Homes and Mary Bethune Hi-Rise will receive a General Information Notice providing updated information on the redevelopment process. This is not a notice to move. This notice was distributed to all residents on November 26, 2014. The General Information Notice:

- Explain the nature of the redevelopment
- Describe the general relocation assistance available
- Explain the proposed timetable for relocation
- Note that comparable replacement housing will be provided
- Advise residents not to move without notice and consultation from the Relocation and CSS staff.

Notice of Eligibility for Relocation Assistance

The residents will receive a Notice of Eligibility for Relocation Assistance Relocation Eligibility Notice informing them that they are eligible for relocation benefits. A family or individual may begin to relocate after receiving this notice, and completely one on one counseling with the Relocation Manager. This notice will: will be mailed to every resident after HUD approval of the DEMO/DISPO Application. The Notice of Eligibility for Relocation Assistance:

- Explain that a representative of THA will contact the household to determine their replacement housing needs and preferences;
- Identify specific relocation services and benefits to which the household is entitled and the households rights and obligations in the process;
- Identify when the household will receive the services and benefits;
- Any procedures that must be followed to obtain them;
- Advises households not to move without appropriate counseling and consultation with the relocation staff.
- This notice may be combined with the Ninety Day Notice.

Ninety Day Notice

The notice provides written notice of the earliest date the household will be required to move (except for urgent need conditions). The household may choose to relocate before the 90-day period has expired. Households relocating under the Section 8 Program will need to move into their new housing unit as required by the lease agreement they are entering into. If a specific move date is not identified in this notice, the household will receive a 30 day notice.

8. Tampa Housing Authority Grievance Procedures

Any North Boulevard Homes and Mary Bethune Hi-Rise household, which has an individual complaint with respect to the implementation of the relocation policies and procedures, may file a written grievance stating the grounds for their complaint. The THA will fully review the complaint and seek to resolve it. The THA will provide a written response detailing its findings and any proposed resolution. All households who are, or claim to be, permanently displaced, may seek further review of the THA's decision under the terms of the

Uniform Relocation Act at the HUD Miami Field Office, Office of Public Housing, 909 SE First Avenue, Room 500, and Miami, Florida, 33131-3028 or in court. A copy of the THA's Grievance Procedures will be available at the on-site Relocation office.

9. Discrimination Policy

The THA acts, and will continue to act, without discrimination on the basis of race, color, religion, national origin, immigration status, disability, age, sex, sexual orientation, marital status, presence of children, sources of income, or military service in all matters that pertain to the THA's Relocation Plan.

10. Phasing Plan

In order to accommodate the redevelopment plan and provide for timely and efficient coordination of lead paint, asbestos, and other hazardous material abatement activities prior to demolition, it will be necessary to demolish all 820 public housing units in a single demolition phase. However, special consideration will be given to senior residents, households with documented urgent needs and families who complete supportive services and relocation workshops and counseling sessions.

APPENDIX I
Sample Notices and Other Information
Available

THE MOVING PROCESS
KNOW YOUR RIGHTS AND RESPONSIBILITIES

Dear North Boulevard Homes and Mary Bethune Hi-Rise Residents:

The upcoming redevelopment planned for the North Boulevard Homes and Mary Bethune Hi-Rise public housing community requires that you and your neighbors must move. You will have many important choices and opportunities resulting from the redevelopment program. You should carefully and thoroughly consider all your relocation options before making a selection and know your rights and responsibilities.

**Your
Rights**

1. To have the THA provide you with a choice of relocation assistance and benefits which will provide you with decent, safe and affordable housing as you move from North Boulevard Homes and Mary Bethune Hi-Rise to a replacement housing unit. The attached chart details housing resources and choices with the three households' classifications.
2. To have the THA cover all eligible moving-related expenses associated with the relocation including actual moving cost and utility reconnections, and to provide moving assistance to those in need.
3. To have the THA or its agent provide moving boxes and related packing materials as needed to assist you in packing personal items should you prefer to perform some packing yourself.
4. To have the THA provide sufficient notice of your move date
5. To have the THA conduct a fair and open process in full accordance with the policies and procedures detailed in the THA North Boulevard Homes and Mary Bethune Hi-Rise Relocation Plan.
6. To have an avenue within the THA to aggrieve any individual complaints.


**Your
Responsibilities**


1. To specify your replacement housing preference and work with your relocation counselor to identify the replacement housing unit that best meets your needs and is affordable to you.
2. To move upon notice during the specific time period irrespective of any pending grievance related to relocation or continuing occupancy. However, such a move, provided notice is filed before the move, will not waive your rights to a grievance.
3. To advise the relocation manager whether you want or need packing assistance.
4. To arrange with utilities to have your services transferred to your new housing unit, and to cover all associated arrearage.
5. To notify the post office, welfare, social security, and other agencies, individuals, companies, and related entities of your change in address.
6. To be ready to move all your belongings on the specified date, and to be home and ready to move when the movers arrive. As an example, the mover should not have to clean house, move dirty dishes, and remove bed linens, etc. in order to move your furniture.
7. To return usable moving boxes to the THA for potential reuse or recycling.

ELIGIBILITY CHART FOR RELOCATION ASSISTANCE

North Boulevard Homes and Mary Bethune Hi- Rise Relocation Plan

	Eligible for Relocation Assistance?	Eligible for Community & Supportive Services	Eligible for Re-occupancy Assistance?
I. HOUSEHOLD EVICTED OR UNDER EVICTION FOR CAUSE NOT RELATED TO THE REVITALIZATION PROJECT OR THAT SKIPS TO AVOID A RENT OR OTHER LEASE OBLIGATION	NO	NO	NO
II. OTHER HOUSEHOLD BY TYPE:			
a. North Boulevard Homes and Mary Bethune Hi-Rise households moving out prior to date of the General Information Notice (November 26, 2014)	NO	NO	NO
b. North Boulevard Homes and Mary Bethune Hi-Rise households relocating to Section 8 between date of the General Information Notices and approval of Demolition/Disposition Plan	YES (Limited)	YES	YES
c. North Boulevard Homes and Mary Bethune Hi-Rise households transferred by THA between date of General Information Notice and approval of Demolition/Disposition Plan (HQS, Medical, Security, or other urgent reason)	YES	YES	YES
d. North Boulevard Homes and Mary Bethune Hi-Rise households relocating after approval of Demolition/Disposition Plan	YES	YES	YES

TYPE OF RELOCATION ASSISTANCE BY RELOCATION HOUSING CHOICE	ALTERNATIVE I DIRECT COST REIMBURSEMENT OPTION		
<i>DIRECT COST REIMBURSEMENT OPTION</i>	Move to Another THA Public Housing Unit	Move to Section 8 or Other Non-THA Assisted Housing	
I. TRANSPORTATION COSTS			
A. THA Contract Moving Company (or tenant selected mover per Section 4.2 of this Plan)	THA receives invoice & pays moving company directly.	THA receives invoice & pays moving company directly.	
II. UTILITY CHARGES (subject to demonstrated need for advance payment per Section 4.4 of this Plan)			
A. Electric/Gas Transfer Fee	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly, or reimburses resident (with proof that fee has been paid by resident).	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly, or reimburses resident (with proof that fee has been paid by resident).	
B. Electric/Gas Deposit (If Required Due to no Prior Service)	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly, or reimburses resident (with proof that deposit has been paid by resident).	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly, or reimburses resident (with proof that deposit has been paid by resident).	
C. Electric/Gas Deposit (If Required Due to Poor Payment History)	Same II-A resident must repay THA (Loan Only).	Same II-A resident must repay THA (Loan Only).	
D. Telephone/Cable Re-Install (Only if Previous Service at RVT)	Resident receives invoice and pays service provider. Resident provides copy of invoice to THA (with documentation of prior service) and THA reimburses resident. Repayment Agreement required.	Resident receives invoice and pays service provider. Resident provides copy of invoice to THA (with documentation of prior service) and THA reimburses resident. Repayment Agreement required.	
E. Water/Sewer Deposit (if Required)	Not Applicable	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly, or reimburses resident (with proof that deposit has been paid by resident).	
F. Past Due or Current Balances Owed to Any Utility Company	Resident Responsibility (Not Eligible Relocation Expense).	Resident Responsibility (Not Eligible Relocation Expense).	
III. RENTAL CHARGES			
A. Security Deposit (If Required, in Amount up to One Month Contract Rent)	Not Applicable	THA will pay directly to landlord named on Request for Tenancy Approval after the unit passes HQS inspection and lease agreement is signed.	
B. Misc. Fees: Application, Credit Report	Not Applicable	Resident receives invoice showing fee amount from rental agent and provides copy to THA. THA pays rental agent directly, or reimburses resident (with proof that fee has been paid by resident).	
IV. DISLOCATION ALLOWANCE	Allowance of \$100 paid to resident by THA after the move has been completed.	Not Applicable (Public Housing Deposit returned less any adjustments for amounts owed, within 45 days).	

TYPE OF RELOCATION ASSISTANCE BY RELOCATION HOUSING CHOICE		ALTERNATIVE II FIXED MOVING ALLOWANCE OPTION	
FIXED MOVING ALLOWANCE OPTION (subject to demonstrated need for advance payment per Section 4.4 of this Plan)	Move to Another THA Public Housing Unit	Move to Section 8 or Other Non-THA Assisted Housing	
I. TRANSPORTATION COSTS			
A. Resident Undertakes Move Themselves	Resident responsible to pay. Cost reimbursed as part of	Resident responsible to pay. Cost reimbursed as part of Fixed Schedule.	
II. UTILITY CHARGES			
A. Electric/Gas Transfer Fee	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	
B. Electric/Gas Deposit (If Required Due to no Prior Service)	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	
C. Electric/Gas Deposit (If Required Due to Poor	Resident responsible to pay (no loan provided).	Resident responsible to pay (no loan provided).	
D. Telephone/Cable Re-Install (Only if Previous Service at RVT)	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	
E. Water/Sewer Deposit (if Required)	Not Applicable	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	
F. Past Due or Current Balances Owed to Any Utility Company	Resident Responsibility (Not an Eligible Relocation Expense).	Resident Responsibility (Not an Eligible Relocation Expense).	
III. RENTAL CHARGES			
A. Security Deposit (If Required, in Amount up to One Month Contract Rent)	Not Applicable	THA will pay directly to landlord named on Request for Tenancy Approval after the unit passes HQS inspection and lease agreement is signed.	
B. Misc. Fees: Application, Credit Report	Not Applicable	Resident responsible to pay. Cost reimbursed as part of Fixed Allowance Schedule. Resident must document to THA that this fee has been paid prior to receiving the Allowance payment.	
IV. DISLOCATION ALLOWANCE	Part of Fixed Allowance Schedule payment.	Not Applicable (Public Housing Deposit returned less any adjustments for amounts owed, within 45 days).	
IMPORTANT: Households will NOT receive a payment in excess of the allowance amount per Federal Schedule shown in Appendix II (Except for III-A above).			

TENTATIVE AGREEMENT ON RE-OCCUPANCY AND ADMISSIONS REQUIREMENTS FOR RELOCATING RESIDENTS OF NORTH BOULEVARD HOMES AND MARY BETHUNE HI-RISE

RECITALS

1. The Tampa Housing Authority has developed in consultation with residents and the community a Plan for the demolition and redevelopment of North Boulevard Homes and Mary Bethune Hi-Rise. The Authority desires to organize the relocation and eventual demolition of the site while at the same time working on implementing the revitalization Plan for the North Boulevard Homes and Mary Bethune Hi-Rise site and the surrounding area. Whereas no definitive funding sources have yet been approved, the expectation is that there will be a variety of funding sources including Replacement Housing Factor funds, Tax-exempt Bond debt, LIHTC Equity and others. Whereas no definitive number of replacement housing units have been identified the Housing Authority believes the site would lend itself to a development plan consisting of approximately 1,500 total units and that there will be an affordable component (public housing and Section 8 units) to the new plan equal to but not less than 50% of the total units developed on the 44 +/- acres with the remaining units as Market rate and/or tax-credit units. Depending on availability of other and adjacent land, site acquisitions may make it possible to spread the affordable housing over a larger area than the current 44 acres, should the Housing Authority so elect.
2. All existing dwelling units at North Boulevard Homes and Mary Bethune Hi-Rise will be demolished as part of the redevelopment effort. The Housing Authority anticipates as part of the relocation plan to preserve one apartment building for future community service purposes. Before demolition activity commences, all residents will be relocated from the site. Consistent with HUD standards, all relocation efforts will meet or exceed requirements under the Uniform Relocation Act. A relocation plan must be submitted to HUD for review prior to the commencement of relocation. Consistent with practice and in the best interest of the residents, the Housing Authority has decided that this relocation plan will include the basic elements of the re-occupancy criteria for the new development which former residents will be required to meet in order to return to the new site if they choose to do so.
3. The Housing Authority after preparing a draft form of this relocation plan met with the resident leadership at North Boulevard Homes and Mary Bethune Hi-Rise to first give them the opportunity to read and provide input into the draft plan. Thereafter, the Housing Authority provided copies of the resident council reviewed draft relocation plan to all residents of North Boulevard Homes and Mary Bethune Hi-Rise and afforded them with a reasonable time period for which to comment on the plan. Thereafter, the final plan was circulated back to resident leadership and residents of both developments, as well as submitted to the HUD Miami Field Office for review and approval under the Uniform Relocation Act. Once approved by HUD Miami Field Office a final copy of the Relocation Plan will be provided to resident leadership, and copies provided to each resident during their one-on-one relocation counseling session with the Relocation Manager.
4. After HUD approval of the DEMO/DISPO plan a copy of the final Relocation Plan shall be provided to every household at North Boulevard Homes and Mary Bethune Hi-Rise. Meetings will be scheduled to review the plan and answer any questions, then one-on-one relocation counseling will commence with the families of North Boulevard Homes and Mary Bethune Hi-Rise to ensure proper understanding and to answer any questions they may have prior to relocation.

5. It is the Housing Authority's intention to incorporate the following re-occupancy and admissions standards into the Admissions and Occupancy Policy for the new development (s) developed as part of the 44+/- acre North Boulevard Homes and Mary Bethune Hi-Rise redevelopment. This agreement will be signed by the THA and the Resident Council at North Boulevard Homes and Mary Bethune Hi-Rise as evidence of respective pledges to ensure to the greatest extent feasible that residents will be permitted fair and ample opportunity to apply and be approved for readmission to the new community should they (the resident) wish to return.
6. The Housing Authority shall provide routine customary notices, as part of the community and supportive services program case management activities, to former residents of North Boulevard Homes and Mary Bethune Hi-Rise, advising them of the status of their continuing eligibility for preference in returning to the newly developed community. Such notices shall not be less than bi-annual and shall advise of any outstanding issues which may negatively impact their preference toward rights to return under the relocation plan and admissions and continued occupancy plan.

APPLICANT SELECTION CRITERIA

In recognition of the foregoing recitals (Paragraphs 1 through 5), the Housing Authority and Resident Council hereby agree to the following re-occupancy requirements for the redevelopment of the North Boulevard Homes and Mary Bethune Hi-Rise community. **The overall governing commitment is that all relocated residents who maintain lease compliance from the date they were relocated to the date they apply to return will be approved to return. No pre-existing infractions existing prior to relocation will result in a denial.**

1. All applicants for admission to the new community must meet minimum threshold eligibility criteria in order to be placed on the waiting list:
 - a. Household must meet statutory eligibility requirements for public housing admission;
 - b. Household must be in good standing as defined by the following:
 - i. has no outstanding balance owed to THA under the public housing or Section 8 programs;
 - ii. has not been evicted for cause **during the relocation period**;
 - iii. has no violations under THA's One Strike Policy **during the relocation period**;
 - iv. has no substantiated complaints regarding behavior **during the relocation period**;
 - v. has a satisfactory record of maintaining their unit **during the relocation period**;

“Relocation Period for this purpose is defined as the period of time from when the family first relocates out of North Boulevard Homes and Mary Bethune Hi-Rise up to the date when the resident makes application to return to the new site.”

 - c. Unless exempt by virtue of age and/or disability status, all adult members of the applicant's household must be employed and/or participating in a self-sufficiency program or activity as a condition of occupancy.
 - d. All members of the applicant's household must meet the screening criteria. Screening criteria includes:
 - i. prior landlord history, including rent payment and compliance with other lease obligations **during the relocation period**;
 - ii. payment history for utility charges **during the relocation period**;
 - iii. criminal background check **covering the relocation period**;
 - iv. satisfactory home visit **during the relocation period**;
 - v. may not be a registered sex offender;

- vi. no member under 18 years of age has been convicted of a crime classifying them as an adult **during the relocation period.**
2. Applicants meeting the threshold eligibility and screening criteria will be classified by income tier by unit bedroom size. Each unit bedroom size type will have a separate wait list for applicants in the 0-30% AMI income tier, for applicants in the 30-50% income tier, and for applicants in the 50% and above tier.
 3. Eligible applicants will be prioritized on each respective wait list based on a preference system developed with resident input from the re-occupancy preference survey. In accordance with the preference survey results, applicants will be awarded preference points based on former residency status, duration and extent of employment/self-sufficiency participation (length and full time/part time status), and time and date of application, where applicable. Specifically this preference system reflects the following:
 - a. a former resident of North Boulevard Homes and Mary Bethune Hi-Rise (defined as a resident who resided at North Boulevard Homes and Mary Bethune Hi-Rise on or after the date of the General Information Notice) will have preference over other applicants;
 - b. ranking of households based on employment/self-sufficiency participation shall be as follows (a rank of 1 results in more preference points than a rank of 2 or 3):
 - i. non-exempt households (required to participate in employment and/or self-sufficiency program as a condition of occupancy) - shall be ranked by length of participation in such activity as follows: Rank 1 will be households participating throughout the relocation period (a period of one year or longer); Rank 2 will be households participating for at least 6 months but less than a one year period; Rank 3 will be households participating for less than 6 months.
 - ii. Exempt households (elderly and/or disabled households not required to participate in employment and/or self-sufficiency program as a condition of occupancy) – these households will be classified as Rank 1 and therefore receive the maximum preference points in this category.
 - c. applicants that participate in employment/CSS activity on a full time equivalent basis (35+ hours per week) shall have priority over applicants that have participated on a part time basis (20-34 hours per week). Exempt households will have the priority of a full time participant.

AGREEMENT

This re-occupancy agreement, based on the North Boulevard Homes and Mary Bethune Hi-Rise Choice-Based Relocation Plan dated _____ and incorporated herein by reference, is agreed to on behalf of the following parties:

North Boulevard Homes Resident Council Date

Mary Bethune Hi-Rise Resident Council Date

Housing Authority of the City of Tampa Date

APPENDIX II

Federal Schedule of Lump Sum Fixed-Costs

30588

Federal Register / Vol. 77, No. 100 / Wednesday, May 23, 2012 / Notices

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED—FIXED RESIDENTIAL MOVING COST SCHEDULE (2012)—Continued

State	Occupant owns furniture								Occupant does not own furniture		
	Number of rooms of furniture								add'l room	1 room/ no furn.	Add'l room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms			
Delaware	500	710	880	1110	1260	1410	1560	1710	160	400	60
DC	500	650	800	950	1100	1250	1400	1650	150	300	50
Florida	550	700	875	1050	1200	1350	1500	1650	200	450	125
Georgia	600	975	1300	1600	1875	2125	2325	2525	200	375	100
Guam	450	800	1150	1450	1750	2000	2250	2500	100	200	0
Hawaii	550	900	1250	1550	1850	2100	2350	2600	200	300	100
Idaho	500	650	800	950	1100	1200	1300	1400	100	300	50
Illinois	700	850	1000	1100	1250	1450	1600	1900	300	500	75
Indiana	500	700	900	1100	1300	1500	1700	1900	200	400	100
Iowa	550	700	800	900	1000	1100	1225	1350	125	500	50
Kansas	400	600	800	1000	1200	1400	1600	1800	200	250	50
Kentucky	500	700	900	1100	1300	1500	1700	1900	200	350	50
Louisiana	500	700	900	1100	1300	1500	1700	1900	200	375	60
Maine	650	900	1150	1400	1650	1900	2150	2400	250	400	100
Maryland	650	850	1050	1250	1450	1650	1850	2050	200	500	100
Massachusetts	700	850	1000	1150	1300	1450	1600	1750	200	400	100
Michigan	700	950	1150	1300	1450	1600	1750	1900	300	500	200
Minnesota	550	700	900	1100	1300	1500	1700	1900	250	425	100
Mississippi	750	850	1000	1200	1400	1550	1700	1850	300	400	100
Missouri	800	900	1000	1100	1200	1300	1400	1500	200	400	100
Montana	500	700	800	900	1100	1300	1500	1700	200	350	50
Nebraska	390	545	700	855	970	1075	1205	1325	120	310	40
Nevada	500	700	900	1100	1300	1500	1700	1900	200	350	60
New Hampshire	500	700	900	1100	1300	1500	1700	1900	200	200	150
New Jersey	625	725	825	975	1125	1275	1375	1525	250	300	50
New Mexico	650	850	1050	1250	1450	1650	1850	2050	200	400	60
New York	600	800	1000	1200	1400	1600	1800	2000	200	350	100
North Carolina	550	750	1050	1200	1350	1600	1700	1900	150	350	50
North Dakota	465	670	845	1015	1190	1330	1420	1595	175	405	60
N. Mariana Is	282	395	508	621	706	790	875	960	85	226	28
Ohio	600	800	1000	1150	1300	1450	1600	1750	150	400	100
Oklahoma	600	750	900	1100	1250	1450	1650	1850	175	300	50
Oregon	600	800	1000	1200	1400	1600	1800	2000	200	350	100
Pennsylvania	500	750	1000	1200	1400	1600	1800	2000	200	400	70
Puerto Rico	500	700	850	950	1150	1300	1450	1600	150	425	100
Rhode Island	450	625	800	900	1000	1200	1350	1500	150	300	50
South Carolina	685	790	1075	1260	1575	1735	1890	2075	225	500	75
South Dakota	500	650	800	950	1050	1200	1400	1600	200	300	40
Tennessee	500	750	1000	1250	1500	1750	2000	2250	250	400	100
Texas	600	800	1000	1200	1400	1600	1750	1900	150	400	50
Utah	600	750	900	1050	1200	1350	1500	1650	150	500	100
Vermont	400	550	650	850	1000	1100	1200	1300	150	300	75
Virgin Islands	500	700	850	950	1150	1300	1450	1600	150	425	100
Virginia	600	800	1000	1200	1400	1600	1800	2000	200	400	75
Washington	600	800	1000	1200	1400	1600	1800	2000	200	300	50
West Virginia	750	900	1050	1200	1350	1500	1650	1800	150	350	50
Wisconsin	550	700	900	1100	1300	1500	1700	1900	250	425	100
Wyoming	480	590	750	910	1070	1180	1400	1500	160	300	50

Detailed Relocation Budget (physical moves)
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URA Relocation Physical Move (including moving costs, reimbursements, allowances, security deposits, fees, utilities, and other eligible items) *	\$984,000
Relocation Program Administration and Counseling Services	\$455,000
Rental Assistance Payments (if applicable)	\$420,000
Non-URA Return Physical Move (back to the new community)	\$365,760
Contingency @ 5%	\$111,238
TOTAL	\$2,335,998

CALCULATION OF PHYSICAL MOVING COSTS INCLUDING UTILITIES & DEPOSITS

ESTIMATE OF PHYSICAL MOVING COSTS AND UTILITY RELOCATION COSTS BASED ON COSTS FOR 820 HOUSEHOLDS (BASED ON FEDERAL SCHEDULE PAYMENT BY UNIT SIZE) (Assumes 285 moves to another public housing unit, 519 to Section 8).

ESTIMATE OF ADVANCE PAYMENTS FOR SECTION 8 RENTAL DEPOSITS FOR 519 HOUSEHOLDS.

ESTIMATE OF RENTAL ASSISTANCE PAYMENTS FOR 80 HOUSEHOLDS (Assumes approximately 10% of households moving to a Section 8 rental unit May require this assistance and that the maximum assistance would be \$125 per month up to 42 months). It is not anticipated that any such payments will be necessary but for budgetary purposes a figure of 10% was used.

ESTIMATE OF REOCCUPANCY RELATED PHYSICAL MOVING COSTS AND UTILITY RELOCATION COSTS (Assumes 240 residents or approximately 30% of households will decide to return to the redeveloped site after construction). \$365,760 (\$1,524/per household x 240).