

**PHA 5-Year and  
Annual Plan**

**U.S. Department of Housing and Urban  
Development  
Office of Public and Indian Housing**

**OMB No. 2577-0226  
Expires 4/30/2011**

**DRAFT**

**2011 ANNUAL  
PLAN**



	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> <li><b>1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures. – No changes since 5-yr plan</b></li> <li><b>2. Financial Resources – See Attachment 6.0 (a) (2) FL047a01</b></li> <li><b>3. Rent Determination. No changes in Rent Determination from last year</b></li> <li><b>4. Operation and Management. HACFM received HUD’S “High Performer” status.</b></li> <li><b>5. Grievance Procedures. No changes in the grievance procedure from last year.</b></li> <li><b>6. Designated Housing for Elderly and Disabled Families. No changes since last year.</b></li> <li><b>7. Community Service and Self-Sufficiency. No changes since last year.</b></li> <li><b>8. Safety and Crime Prevention. No changes since last year.</b></li> <li><b>9. Pets. No changes since last year.</b></li> <li><b>10. Civil Rights Certification. No changes since last year.</b></li> <li><b>11. Fiscal Year Audit. The HACFM FY 2009 audit covering 4/1/09 through 3/31/10 was submitted to HUD. There were no findings.</b></li> <li><b>12. Asset Management. The Housing Authority plans to convert Horizons Apartments, a market rate property, to ACC units during 2011. The proposal is currently being reviewed by HUD. Horizons contain 180 one, two, and three bedroom units, a office/community center and a pool. Ten of the units will be demolished and 170 converted to public housing. To meet 504 regulations certain units will be retrofitted to be handicapped accessible.</b></li> <li><b>13. Violence Against Women Act (VAWA). There were no changes in the policy since last year.</b></li> </ol> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  <b>MAIN ADMINISTRATIVE OFFICES OF THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS, FL, 4224 Renaissance Preserve Way, Fort Myers, FL 33916 and HACFM.org – Housing Authority website</b></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b>  <i>Include statements related to these programs as applicable.</i></p> <p><b>HOPE VI Development – The demolition of 470 public housing units at the old Michigan Court site is being replaced with 120 senior only units (96 ACC and 24 LIHTC units), 204 ACC family units, and 68 Project Based Section 8 LIHTC units. The phases have an approved disposition plan by the HUD Sac office. We have amended the HOPE VI Revitalization Plan to include the conversion of a private market property into 170 ACC units for the families of Lee County. We are awaiting final approval from HUD Washington to complete the plan and conversion of private market units.</b></p> <p><b>Non-Profit – We are performing rehabilitation services on 70 units of affordable housing under the NSP grant. Additional funding will be applied for when available from Lee County Department of Human Services.</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>See attachment fl047b1</i></p>																																																																																										
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See attachment fl047c01</i></p>																																																																																										
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																										
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>Housing Needs of Families in the Jurisdiction by Family Type – City of Fort Myers, Florida</b></p> <table border="1"> <thead> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> </tr> </thead> <tbody> <tr> <td>Accessibility</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Income &lt;= 30% of AMI</td> <td>3369</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Income &gt;30% but &lt;=50% of AMI</td> <td>3240</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Income &gt;50% but &lt;80% of AMI</td> <td>5046</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Elderly</td> <td>4884</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Disabled</td> <td>586</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>White/Non Hispanic</td> <td>2772</td> <td>5</td> <td>5</td> <td>N/a</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Black/Non Hispanic</td> <td>1844</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Hispanic</td> <td>955</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> </tr> </tbody> </table> <p><i>Note: Taken from Florida Housing Data Clearinghouse for Fort Myers (2007) &amp; 2000 US Census data</i></p>	Family Type	Overall	Affordability	Supply	Quality	Accessibility					Income <= 30% of AMI	3369	5	5	N/A	N/A	N/A	N/A			Income >30% but <=50% of AMI	3240	5	5	N/A	N/A	N/A	N/A			Income >50% but <80% of AMI	5046	5	5	N/A	N/A	N/A	N/A			Elderly	4884	5	5	N/A	N/A	N/A	N/A			Disabled	586	5	5	N/A	N/A	N/A	N/A			White/Non Hispanic	2772	5	5	N/a	N/A	N/A	N/A			Black/Non Hispanic	1844	5	5	N/A	N/A	N/A	N/A			Hispanic	955	5	5	N/A	N/A	N/A	N/A		
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>																																																																																										

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

1. **The Housing Authority of the City of Fort Myers has achieved "High Performer" status from HUD, meeting its main management goal.**
2. **During the past year, HACFM has maintained its HUD Certification as a Housing Counseling Agency and has provided on-going housing counseling to residents for rental and homeownership via one-on-one and through workshops and seminars.**
3. **HACFM continues to ensure equal opportunity access to assisted housing**
4. **HACFM has continued to cultivate local social service partners to improve assisted residents' employability, improve the number of employed residents, and provide services to elderly residents to improve their quality of life.**
5. **HACFM continued the revitalization of Michigan Court under HOPE VI and planning the next phases of the HOPE VI plan dealing with the major renovation of the Southward Village Community Center and a new Administration Building.**
6. **HACFM has successfully managed NSP funded projects and other assisted rental properties under its newly created Real Estate Department.**
7. **HACFM has planned to convert Horizons Apartments, a market rate property, to ACC units during 2011. The proposal is currently being reviewed by HUD. Horizons contains 180 one, two, and three bedroom units, a office/community center and a pool. Ten of the units will be demolished and 170 converted to public housing. To meet 504 regulations certain units will be retrofitted to be handicapped accessible.**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Housing Authority of the City of Fort Myers' definition of "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

**CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION:**

**Substantial Deviation:**

10.0

The Housing Authority of the City of Fort Myers, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Housing Authority of the City of Fort Myers' Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan. If new program activities are required or adopted to reflect changes in HUD regulations or as a result of national or local emergencies, these activities are exempted actions and will not be considered as Substantial Deviation from the 5-year Plan.

- If any new program activities undertaken do not otherwise further the Housing Authority of the City of Fort Myers's Mission Statement and Goals and Objectives, then such activities may be considered a substantial deviation from the 5-Year Plan.
- If there is insufficient budget authority from HUD necessitating the need to alter, reduce or terminate any specific program activity, this change in activity may be considered a Substantial Deviation, depending upon whether the change in activity reflects an overall change in the direction of the Housing Authority's goals and objectives.

Significant Amendment/Modification:

- A change in policy pertaining to the operation of the Housing Authority relating to major strategies to address housing needs and to major policies governing eligibility, selection or admissions and rent determination will be considered Significant Amendments or Modifications. All significant modifications require full public process.
- New program activities that are required or adopted to reflect changes in HUD regulations or are implemented due to national or local emergencies are Exempted actions and will not be considered Substantial Amendments or Modifications to the 5 year or Annual Plan.
- The HA may set funds in a line item where there were none. New work items (excluding Emergency Work items) that are not included in the CFP and that cumulatively exceed 10% of the fiscal year's CFP (\$150,000), may be considered Significant Amendments or Modifications.
- Changes in use of the replacement reserve under the CFP may be considered Significant Amendments or modifications.
- Demolition and or/disposition activities, new or amended development plans, designation or conversion actions not currently identified in the 5-year plan may be considered Significant Amendments or Modifications.

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>f1047b01</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>f1047c01</b></p>
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