

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																											
A.1	<p>PHA Name: Housing Authority of the City of Fort Myers _____ PHA Code: FL047 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY):04/2025 _____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan and all supporting documents are available on the internet: http://www.hacfm.org</p> <p>Hard copies of the plan are available at the following locations:</p> <table data-bbox="219 1081 1347 1186"> <tr> <td>Administration Office 4224 Renaissance Preserve Way Fort Myers, FL 33916</td> <td>Horizons Apartments 5360 Summerlin Road Fort Myers Florida 33919</td> <td>Royal Palm Towers 2424 Edwards Drive Fort Myers FL 33901</td> </tr> </table> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="211 1396 1485 1732"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Administration Office 4224 Renaissance Preserve Way Fort Myers, FL 33916	Horizons Apartments 5360 Summerlin Road Fort Myers Florida 33919	Royal Palm Towers 2424 Edwards Drive Fort Myers FL 33901	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The Mission of the Housing Authority of the city of Fort Myers is to provide affordable housing for the low-income, very low-income, and extremely low-income individuals and families who cannot afford housing in the private market. The Authority intends to comply with its mission by:</p> <ul style="list-style-type: none"> • Engaging community stakeholders as partners to align with HACFM around strategies that will lead to repairing existing units that need improvements; redeveloping conventional public housing as a pathway to creating additional affordable housing opportunities for citizens of Fort Myers; enhancing the Community Supportive Services (CSS) programming; and improvement to our client’s access to family resources. • Providing sustainable housing solutions and self-sustaining Community Supportive Services programs, that can interrupt generational poverty and assist families with upward mobility and economic independence. • Ensuring organizational excellence through enhancements to our existing compliance policies and procedures, while working toward financial independence, through creative funding opportunities. • Creating and meeting prioritization plans for the neighborhood transformation of conventional public housing, while adding new affordable housing and market rate opportunities to the citizens in need.
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>The vision of the Housing Authority of the City of Fort Myers is to be a catalyst in the community, working toward the achievement of stable housing options, while having the ability to provide residents with a clear pathway to independence and success.</p> <p>The Southwest Florida Region depends on its residents having access to quality affordable housing that provides stability and a sense of home. Our long history of excellence in providing affordable housing is expanded upon in our goal areas and is designed to amplify the region’s ability to care for its neighbors in need.</p> <p>The role of the Authority and The Southwest Florida Affordable Housing Choice Foundation, in this regional effort, is to be a catalyst for the expansion of affordable housing stock in and around the Fort Myers areas. This is to be accomplished in a sustainable fashion that preserves our ability to serve residents and ensures our financial and organizational longevity. The Authority works with the community to administer successful Housing Choice Voucher Program and project-based assisted housing programs. It also works to change the face of public housing by transforming and renovating the distressed areas in Fort Myers and Lee County.</p> <p>Each of our goal areas are paired with specific strategies to enact the changes necessary and create the desired impact or change. The Authority believes that in succeeding with its mission and vision, paradigm shifts in public housing culture, and values will occur.</p> <p>We believe our mission can be accomplished by establishing positive incentives for resident self-sufficiency; providing comprehensive community supportive services that empower residents and support the de-concentration of poverty; promoting mixed-income communities; and assuring equal access to safe quality affordable housing for our existing and future clients.</p> <p>The focus areas listed below are accompanied by goals and strategies to achieve them within this strategic plan.</p> <ul style="list-style-type: none"> • Strengthen Our Community • Develop a robust resident services program designed to interrupt generational poverty • Develop enduring collaborative solutions • Work towards financial independence from HUD through self-sustaining projects • Maximize our staff’s potential, performance, and outcomes as a foundation for overall agency success

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. The Housing Authority of the City of Fort Myers has declined from a “High Performer” to a “Standard Performer” status in both PHAS and SEMAP.
2. HACFM continues to ensure equal opportunity access to assisted housing
3. 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.
4. HACFM continued the planned revitalization of Southward Village and the repositioning of other Public Housing Sites.
5. HACFM has successfully managed NSP funded projects and other assisted rental properties to expand affordable housing options in the community.
6. HACFM has most recently undergone a significant change in Management with the hiring of new Executive staff and are currently engaging in cost saving measures, critical analysis of operations and designed measures to improve overall and raise our PHAS and SEMAP scores back to a high performer status.

1. Strengthen Our Community

Execute the prioritization Plan For the transformation of public housing into mixed income communities while adding to overall unit count

- 1.1. Finalize the prioritization plan and share with our community and residents for input
- 1.2. Explore specialty housing opportunities to fully meet the needs of the community
- 1.3. Convene local government and nonprofits to build partnerships to activate the neighborhood transformation

2. Develop a robust resident services program designed to interrupt generational poverty

- 2.1. Develop authentic connections to our residents through community engagement efforts that will identify families with the greatest need and connect them to services that will lead to self-sufficiency and financial independence
- 2.2. Based on the family needs assessments and community feedback, evaluate the CSS program effectiveness and service delivery
- 2.3. Redesign the resident services program to meet the community need
- 2.4. Develop and pilot innovative resident services programming at each site designed to enhance the quality of life for those living within a HACFM community

3. Develop enduring collaborative solutions

- 3.1. Cultivate relationships and partnerships with residents, stakeholders and partners in our mission and work
- 3.2. Seek feedback from residents on community needs through annual needs assessments surveys
- 3.3. Facilitate regional conversations and collaborative solutions through the Supportive Services network to improve health, education and employment outcomes for our clients
- 3.4. Develop relationships and secure partnership agreements with local organizations and government stakeholders who have a vested interest in interrupting multi-generational poverty
- 3.5. Strengthen relationships with law enforcement agencies to predict, organize and respond proactively to the safety needs of each community

4. Work towards financial independence and sustainable housing through creative funding projects

- 4.1. Implement the redevelopment strategic priorities to activate the disposition of remaining conventional public housing within 5 years
- 4.2. Partner with surrounding government agencies to explore refining zoning requirements in order to support the development of new mixed-income housing

	<p>opportunities</p> <p>4.3. Participate in funding application processes at the local, state, and federal levels, to support the redevelopment of 572 existing public housing units and neighborhood transformation,</p> <p>4.4. Utilize the redevelopment tools of HUD’s RAD program (Rental Assistance Demonstration Program) and the Section 18 Program.</p> <p>5. Maximize our HACFM staff’s potential, performance and outcomes as a foundation for overall agency success</p> <p>5.1. Review and adapt staff capacity to support growth</p> <p>5.2. Increase internal capacity to achieve strategic goals</p> <p>5.3. Equip staff with skills and knowledge to support the organization’s strategic direction through staff training and capacity building</p> <p>5.4. Develop measurable business systems and accompanying procedures to track performance and efficiency</p> <p>5.5. Engage the HACFM Board of Commissioners in professional development to ensure the Board has the technical support, skills, and capacity to support a sustainable future</p> <p>5.6. Review and improve the existing human resources programs and policies to increase employee efficiency and morale focusing on work-life balance</p> <p>5.7. Create a client-centered culture by strengthening our customer service</p> <p>6. HACFM has most recently undergone a significant change in Management with the hiring of new Executive staff and are currently engaging in cost saving measures, critical analysis of operations and designed measures to improve overall and raise our PHAS and SEMAP scores back to a high performer status.</p> <p>6.1 HACFM will continue to seek and hire experienced candidates with a demonstrated track record of growing and improving affordable housing while initiating cost savings measures</p> <p>6.2 HACFM will continue to take action to improve and raise our PHAS and SEMAP scores by hiring the right team members and executing the necessary performance and process plans adopted to make HACFM a high performer.</p>
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<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The HACFM supports the goals and objectives of VAWA and will comply with its requirements. The HACFM is currently working to implement policies to the Public Housing Program as required by VAWA. A review of policies and procedures will be conducted to ensure that all requirements are met or exceeded.</p> <p>Recognizing the seriousness, HACFM established a comprehensive VAWA policy, that reflects and supports VAWA’s final rule, including a Preference designation in its Admission Policy for victims of domestic violence. The HACFM has completed the following in its efforts to support and comply with VAWA provisions:</p> <ul style="list-style-type: none"> • Established a list of domestic violence service providers statewide to provide • referrals to aid applicant or resident victims. • The Section 8 Administrative Plan has been updated to reflect HACFM policy on the prohibition against denial of assistance to victims of domestic violence, dating violence, and stalking as required by VAWA. • Information regarding the VAWA is distributed to Section 8 tenants. New Section 8 leases require the HUD Tenancy Addendum which include provisions relating to VAWA. • HACFM provides a preference for victims of domestic abuse under the Section 8 and public housing programs. • Information regarding the VAWA is given to all HACFM public housing residents at annual recertification and residents are required to sign a lease addendum acknowledging the VAWA protections. • HACFM staff will receive training on the protections of VAWA.
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C. Other Document and/or Certification Requirements.

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Under this 5-Year PHA Plan, the HACFM is clarifying that any change required to comply with state or federal rule, law, or regulation, where the HACFM is not able to adopt discretionary policy, would not be considered a significant amendment. However, the HACFM would continue to work with the Resident Advisory Board, Resident Associations, and staff for comments.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The draft plan was presented to the RAB in November 2024. There were no comments with respect to the plan during the RAB meeting.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Strategy for Addressing Housing Needs

Housing Authority of the City of Fort Myers (HACFM) is currently redeveloping and rehabilitating several properties across Lee County, Florida. The properties will include updated facilities and amenities for its residents and are located in areas where residents will have functional accessibility to public transportation, healthcare facilities, schools, parks, grocery stores, and other services. HACFM has expanded its Real Estate and Development Department and will retain the services of a public housing resident relocation provider to assist residents facing relocation needs. With the assistance of resident relocation provider, our in-house real estate and development team, and our Community Supportive Services department, the HACFM wants to ensure that residents are supported and protected, and to minimize the impact during the relocation period.

Fair Housing Goal 2:

To educate developers and landlords on the benefits and incentives of the Housing Choice Vouchers in order to address the factors that deter providers from participating in the program.

Describe fair housing strategies and actions to achieve the goal:

HACFM is a community partner with the Collaboratory and its Home Coalition network, which is comprised of different stakeholders from the public and private sector. The Home Coalition is a collaborative effort to meet the coalitions’ goal to “ensure 80% of people in Southwest Florida (“SWFL”) have access to housing and transportation that cost less than 45% of their income by 2040.” Through this partnership and working group HACFM looks to further their education efforts of prospective landlords in the Housing Choice Voucher. Further, demystify Section 8 participation and the pivotal role the program has in providing affordable housing individuals and families across diverse communities in SWFL.

HACFM Housing Choice Voucher program holds a landlord meeting every 2nd Thursday of the month as part of their landlord outreach efforts to increase the landlords in the area that are willing to participate in the Housing Choice Program. HACFM has conducted presentations and is collaborating with the Realtors Association and 21 Century to increase the utilization of vouchers in the area. This allows the Housing Choice Voucher program

Fair Housing Goal 3:

Increase awareness and participation in HCV Homeownership program.

Describe fair housing strategies and actions to achieve the goal:

HACFM conducted a Homebuyers Summit in collaboration with realtors, lenders, and non-profit organizations to provide a one-stop pathway to homeownership event for voucher holders and community residents. HACFM has set a goal to conduct the Homebuyers Summit 2 times a year in hopes to increase the number of enrolled participants in its HCV Homeownership program

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.