

# 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

**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.

<b>A.</b>	<b>PHA Information.</b>																																
<b>A.1</b>	<p><b>PHA Name:</b> <u>Lee County Housing Authority</u> <b>PHA Code:</b> <u>FL128</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2024</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2024-2029</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 Lee County Housing Authority (LCHA) maintains copies of the 5-Year and Annual Plans available for viewing by the Public at its Administration Office located at 14170 Warner Cir, N Fort Myers, FL 33903, as well as the LCHA Community Center located at 14073 Whitebirch Way, N Fort Myers, FL 33903. The Plans are also posted on the LCHA website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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> <tr> <td></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>	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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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 Lee County Housing Authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and suitable living environment for the families we serve, without discrimination. The Lee County Housing Authority (LCHA) – a professional housing management governmental corporation-owns, manages, develops and administers federal, state and local housing and social programs for low, very low and moderate-income families while successfully implementing national housing policies incorporating family self-sufficiency as a main component for transitioning families from welfare to work. The Authority’s focus is to change the face of public housing by transforming Fort Myers’ most severely distressed public housing sources of urban blight to engines of urban renewal creating paradigm shifts in public housing culture, values and behavior through establishing positive incentives for resident self-sufficiency, providing comprehensive services that empower residents, while lessening concentrations of poverty, promoting mixed-income communities while assuring equal access to safe quality housing for low, very low, and moderate income families throughout the community.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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>GOAL: IMPROVE AFFORDABLE HOUSING OPPORTUNITIES IN LEE COUNTY FLORIDA  STRATEGY: SEARCH FOR AND ACCEPT OPPORTUNITIES TO ASSUME OWNERSHIP OF EXISTING PROPERTIES. LCHA HAS ASSUMED OWNERSHIP OF A 7-UNIT NSP COMPLEX AND IS PENDING APPROVAL TO ASSUME OWNERSHIP OF A 5-UNIT COMPLEX. BOTH COMPLEXES ARE PART OF THE FORT MYERS COMMUNITY DEVELOPMENT AUTHORITY’S RENTAL STOCK. AS THE CRA IS FOCUSING ON HOMEOWNERSHIP GOALS, LCHA HAS AGREED TO MANAGE AND ASSUME OWNERSHIP OF THESE PROPERTIES AND WILL CONSIDER FUTURE ENDEAVORS OF THE SAME IF THEY BECOME AVAILABLE.</p> <p>GOAL: MODERNIZATION OF PINE ECHO I AND PINE ECHO II  STRATEGY: BY LEVERAGING EXISTING CAPITAL FUNDS AND OBTAINING OTHER SOURCES OF FUNDING, LCHA PLANS A COMPLETE REVITALIZATION OF THESE TWO PROPERTIES.</p> <p>GOAL: DEMOLITION OF BARRETT PARK  STRATEGY: PENDING APPROVAL OF FINANCING AND REZONING, LCHA INTENDS TO DEMOLISH THE 50 SINGLE-FAMILY UNITS AND REPLACE THEM WITH 198 MULTI-FAMILY UNITS. THIS WILL CONSIST OF 4 FAMILY BUILDINGS AND 1 SENIOR BUILDING.</p> <p>GOAL: RAD CONVERSION TO PBV OF ALL PUBLIC HOUSING UNITS  STRATEGY: IN ACCORDANCE WITH FEDERAL REGULATIONS, LCHA HAS BEGUN THE RAD CONVERSION PROCESS FOR ALL OF ITS PUBLIC HOUSING UNITS. FULL DETAILS OF THE PLANNED CONVERSION ARE MADE A PART OF THE PHA ANNUAL PLAN AND INCLUDED AS A SEPARATE ATTACHMENT HEREIN.</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>LCHA, in the last 5 years, has completed all goals from the previous 5-Year Plan. Upgrades included door replacement, roof replacement, upgraded plumbing and regular tree trimming to maintain properties at an optimum level.</p>

**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.

The Violence Against Women Reauthorization Act of 2005 (VAWA) provides that "criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence, or stalking."

VAWA also gives LCHAs the authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant."

VAWA does not limit the authority of the LCHA to terminate the assistance of any participant if the LCHA "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance."

**Victim Documentation**

**LCHA Policy**

When a participant family is facing assistance termination because of the actions of a participant, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, LCHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and

One of the following:

A police or court record documenting the actual or threatened abuse, or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to LCHA within 14 business days after LCHA issues their written request. The 14-day deadline may be extended at LCHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, LCHA may proceed with assistance termination.

If LCHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's tenancy is not terminated, LCHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

**Terminating the Assistance of a Domestic Violence Perpetrator**

Although VAWA provides assistance termination protection for victims of domestic violence, it does not provide protection for perpetrators. VAWA gives the LCHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the LCHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance.

**LCHA Policy**

When the actions of a participant or other family member result in LCHA's decision to terminate the family's assistance and another family member claims that the actions involve criminal acts of physical violence against family members or others, LCHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame, or any approved extension period, LCHA will terminate the perpetrator's assistance. If the victim does not provide the certification and supporting documentation, as required, LCHA will proceed with termination of the family's assistance.

If LCHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the participant's tenancy is not terminated, LCHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Lee County Housing Authority's definition of a Significant Amendment or Modification is as follows:  A change in policy that significantly and materially alters the LCHA stated mission, goals, objectives and activities as stated in the Plan unless they are adopted as a result of changes in HUD regulations and requirements. For any changes made to the Plan that are considered significant to the 5-Year Plan, a public meeting will be scheduled, along with a public comment period, followed by review and approval by LCHA Board of Commissioners.</p> <p>Significant Amendment or Modification are defined as follows:</p> <ul style="list-style-type: none"> <li>• Changes of a sufficient nature to the rent, admissions policies, or the organization of the waitlist not required by federal regulatory requirements as to a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy.</li> <li>• Additions of non-emergency work items not included in the current Annual Statement of the 5-Year Plan or change in the use of replacement reserve funds under the Capital Fund.</li> <li>• Material changes in regard to demolition, disposition, or conversion activities.</li> <li>• The elimination or major changes in and activities proposed, or policies provided in the agency Plan that would significantly affect services or programs provided to residents. This does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</li> </ul>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input 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>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>

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**

LCHA staff are required to attend Fair Housing training and informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as part of the overall commitment to quality customer service. Fair Housing posters are located on LCHA properties to remind tenants and applicants of their rights in regards to activities which may deemed discriminatory.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

Bring awareness of Fair Housing rights to the participants of LCHA housing programs.

- As part of the required briefing, all voucher recipients are advised of their rights under the Fair Housing laws including reasonable accommodations for persons with disabilities.
- Family briefing packets include the HUD publication "Fair Housing- Equal Opportunity for All"
- LCHA has partnered with Florida Rural Legal Services to provide extensive information regarding resident rights under the Fair Housing Act as well as the Florida Landlord Tenant Laws.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

It is the policy of LCHA to comply fully with all Federal, State and Local nondiscrimination laws, and with the rules and regulations governing Fair Housing and Equal Opportunity. As part of it's policy, LCHA will not deny any family or individual the opportunity to apply for or receive assistance under its housing programs on the basis of race, sex, religion, national origin, age, familial status, disability, or sexual identity.

LCHA maintains and updates its policy as needed to ensure ongoing compliance as laws change.

# 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.