

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. 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>Goal 1: Expand the supply of assisted housing. Objective: Leverage private or other public funds to create additional housing opportunities. Objective: Acquire or build units or developments. Progress: During the previous 5-Year Plan period PGHA and its developer partner completed development of the Gulf Breeze Apartments which was the first phase of a redevelopment program to replace apartments destroyed by Hurricane Charley. PGHA also acquired a replacement site on Airport Road for the balance of the redevelopment activity which will house a project to be called The Verandas of Punta Gorda for seniors. Phase I of the Verandas received an award of 9% tax credits and is progressing toward financial closing. During the overlap of the Plan periods and continuing into this 5-Year Plan period, PGHA will achieve financial closing for first Verandas development phase, and work on predevelopment and financing for the second phase of the Verandas. Phase I of the Verandas will include 60 units of senior housing (30 public housing and 30 project based Section 8) with groundbreaking to occur in early 2015. Within this Plan period PGHA also expects to be able to secure financing for Phase II of the Verandas (also including approximately 60 units) which will include a yet to be finalized mix of public housing, project based section 8 and unassisted units, also designated for seniors. During the prior Plan period PGHA received four rental units from Charlotte County, constructed with Neighborhood Stabilization funds, to provide additional low cost housing to households under 50% of area median income.</p> <p>Goal 2: Improve the quality of assisted housing. Objective: Improve public housing management (PHAS score). Objective: Improve voucher management (SEMAP score). Objective: Improve Oak Tree Village mechanical systems. Objective: Provide replacement public housing. Progress: Marketed Marion Avenue site and listed for sale, with sale proceeds intended to build replacement public housing units as Phase II of the Verandas. Achieved 9% LIHTC allocation for Verandas of Phase I and worked toward financial closing. Established time table to replace outdated cooling units at Oak Tree Village. Successfully expanded software capabilities and moved to an on-line pre-application process for both Section 8 and Public Housing, effectively reducing risk of errors due to manual input.</p> <p>Goal 3: Provide an improved living environment Objective: Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments. Objective: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Objective: Designate developments or buildings for particular resident groups (elderly, persons with disabilities). Progress: Completed and submitted designated housing plan establishing the Verandas as elderly housing. (Phase I and Phase II). Established working preferences for admissions to both Section 8 and Public Housing, effectively de-concentrating poverty in both Oak Tree Village and Gulf Breeze Apartments and the Section 8 program. Successfully maintained required income set asides in both programs.</p> <p>Goal 4: Ensure equal opportunity and affirmatively further fair housing. Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Objective: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Progress: Updated Admissions and Continued Occupancy Plan to include the new family definition and equal access language, “family includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status.” The Admissions Plan will be updated in January 2015 to include equal access language. Updated Housing Choice Voucher Program Administrative Plan regarding intent and process for use of project based vouchers.</p>
	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>This is a new 5 year Plan submission for the years covering 2015-2019.</p> <p>In August 2014 PGHA amended its 2009-2014 5-Year Plan to encompass all redevelopment activities and actions necessary to complete its replacement program for Hurricane Charley destroyed public housing. All related actions for the Verandas Phase I and Phase II were outlined in the Plan revision including: mixed finance redevelopment of the Verandas site in two or more phases, designation of the Verandas phases for an elderly only population, the use of Project Based Vouchers as a financing mechanism for the Verandas phases, and any required disposition of the Verandas phases to a mixed finance owner entity, which entity includes PGHA as one of the general partners. This new 5-Year Plan incorporates all those redevelopment related changes to the 2009-2015 Plan, as well as a change in PHA’s ACOP to implement a statutory change to public housing flat rent policy.</p> <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.</p> <p>The public may view copies of the 5-Year and Annual PHA Plan at the PGHA administrative offices located at 340 Gulf Breeze Avenue, Punta Gorda, FL.</p>

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>PGHA will continue to implement mixed finance development activities as part of replacement of all hurricane destroyed public housing units. The replacement activity consists of two or more mixed finance rental phases of the Verandas of Punta Gorda at an acquired site on Airport Road in the City of Punta Gorda. PGHA intends to designate the Verandas rental phases for an elderly only population and has submitted an application to HUD for that purpose. A 9% LIHTC allocation was awarded PGHA in 2014 to complete construction of 60 units of senior housing known as The Verandas on Airport Road in Punta Gorda. The remainder of PGHA's insurance proceeds for units destroyed in Hurricane Charley in 2004 will be committed to the project. PGHA also committed 30 project based vouchers as a tool to leverage resources and create and preserve affordable housing opportunities.</p> <p>PGHA will continue its efforts to obtain financing to complete PHASE II of The Verandas, an additional 60 units on the Airport Road site. Efforts will include an application for 9% tax credits in the upcoming cycle and a continued search for gap financing to consider a potential 4% bond financing package. PGHA currently has a commitment of 4% bonds but has to date been unsuccessful in securing additional needed funding. The successful sale of property on Marion Avenue in Punta Gorda could complete a financing package. . PGHA has committed up to an additional 29 project based vouchers to Phase II of the Verandas project, in addition to the replacement public housing units. PGHA plans to designate Phase II for an elderly only population and will dispose of a portion of the Verandas site to the Phase II owner entity.</p> <p>PGHA will continue to market its former public housing property on Marian Avenue in Punta Gorda for sale consistent with the prior HUD disposition approval for the site. The property has been marketed for several years and it is hoped that with the improvement of the real estate market a viable sale will come about.</p> <p>PGHA will continue to consider the use of project-based vouchers as a tool to leverage resources to create and preserve affordable housing opportunities, including, but not limited to, development of The Verandas I and II as hurricane destroyed replacement housing. The Housing Choice Voucher Program Administrative Plan has been updated to include provisions for the solicitation, ranking and award of project based proposals.</p> <p>PGHA has previously established an affiliated not-for-profit for the purpose of acquiring, developing, rehabilitating, and or managing affordable housing opportunities. PGHA will utilize this entity as another tool to expand affordable housing opportunities.</p> <p>PGHA will continue its residency and working family preferences in its housing programs as tools to address local housing needs and priorities. During the first two years of implementing the preferences, PGHA has successfully de-concentrating poverty in both Oak Tree Village and Gulf Breeze Apartments and the Section 8 program.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p> <p>(See attached Capital Fund Program tables)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p> <p>(See attached Five-Year Action Plan table)</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input 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>

	<p>Housing Needs. 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><u>Housing Needs of Families on the PHA's Waiting Lists</u></p>		
		<u>Section 8 Tenant-Based</u>	<u>Public Housing</u>
9.0	Waiting List Total	572	666
	Extremely Low Income (<+30% AMI)	362	509
	Very Low Income (>30% but <50% AMI)	168	110
	Low Income (>50% but <80% AMI)	42	46
	Families With Children	395	445
	Elderly Families	58	83
	Families With Disabilities	125	162
	White	249	400
	Black	292	245
	Hispanic	107	133
	Indian/Asian	8	4
	Mixed	13	17
	Characteristics By Bedroom Size		
	1BR	146	220
	2BR	232	310
3BR	162	113	
4BR	33	23	
5+BR	3	0	

	<p>Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>		
	<p><u>Need: Shortage of affordable housing for all eligible populations.</u></p>		
	<p>Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> • Seek replacement of public housing units lost to the inventory through mixed finance development; • Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction; • Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. 		
	<p>Strategy 2: Increase the number of affordable housing units by:</p> <ul style="list-style-type: none"> • Leverage affordable housing resources in the community through the creation of mixed-finance housing. 		
9.1	<p><u>Need: Specific Family Types: Families at or below 30% of median.</u></p>		
	<p>Strategy 1: Target available assistance to families at or below 30% of AMI:</p> <ul style="list-style-type: none"> • Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. • Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance • Adopt rent policies to support and encourage work. • Utilize Family Self Sufficiency to increase households opportunities for success. 		
	<p><u>Need: Specific Family Types: Families at or below 50% of median</u></p>		
	<p>Strategy 1: Target available assistance to families at or below 50% of AMI:</p> <ul style="list-style-type: none"> • Adopt rent policies to support and encourage work. 		
	<p>Reasons for selecting strategies:</p> <ul style="list-style-type: none"> • Funding constraints. • Staffing constraints. 		

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>PGHA and its developer partner received an award of 9% tax credits for Phase I of the Verandas of Punta Gorda and are working toward a mixed finance closing. Phase I of the Verandas will create 60 new units of senior housing to partially replace public housing units lost to Hurricane Charley in 2004. Groundbreaking expected in early 2015 and completion of 60 units (30 Public Housing and 30 project based Section) is expected in late 2015 or early 2016.</p> <p>Received four rental units from Charlotte County, constructed with Neighborhood Stabilization funds, to provide additional low cost housing to households under 50% of area median income.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>PGHA considers a Substantial Deviation from 5-Year Plan to include:</p> <ul style="list-style-type: none"> • The addition of new activities that do not otherwise further PGHA's stated mission or further the goals set forth in the current 5-Year Capital Plan. • Insufficient budget authority from HUD necessitating the need to terminate program activities. • An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered a substantial deviation by PGHA). <p>PGHA considers a Significant Amendments or Modifications to the Annual Plan to include:</p> <ul style="list-style-type: none"> • Addition of new program initiatives not included in the current 5-Year Capital Plan. • Demolition or disposition, designation, or conversion activities not currently identified in the plan or otherwise approved by HUD. • An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments by PGHA).
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11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, 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.

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