

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 06/30/2006)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2006
The City of Fort Myers
Community Redevelopment Agency
FL091

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: CITY OF FORT MYERS COMMUNITY REDEVELOPMENT AGENCY
PHA Number: FL091

PHA Fiscal Year Beginning: (mm/yyyy) October 1, 2006

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:	FL091			1530
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Ericka B Cousley Phone: 239-337-4111 x 210
TDD: 239-332-6111 Email (if available): ecousley@earthlink.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other: City Clerk
Mayor's Office, Planning Department

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A.	PHA PLAN COMPONENTS	Page
<input type="checkbox"/>	1. Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input type="checkbox"/>	2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed	
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership 903.7(k)(1)(i) Statement of Homeownership Programs	6
<input type="checkbox"/>	4. Project-Based Voucher Programs	
<input checked="" type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	7
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	9
<input type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	
<input type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLL, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <ul style="list-style-type: none"><input type="checkbox"/> Revitalization Plan under development<input type="checkbox"/> Revitalization Plan submitted, pending approval<input type="checkbox"/> Revitalization Plan approved<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

HA Code: FI 091

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 5

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

1. must participate in the Family Self Sufficiency Program for one year prior
2. must have completed a HUD approved Home Buyer’s Education Course and possess a certificate of completion
3. must be in full compliance with their lease and all program requirements.
4. must be “first-time homeowners,”
5. must not have had any Bankruptcy or foreclosure within the last five years.
6. all derogatory items on applicant’s credit must be satisfied

c. What actions will the PHA undertake to implement the program this year (list)?

- ❖ Continue to market the program to lenders, realtors, and developers
- ❖ Continue to offer home buyer education
- ❖ Continue to recruit and prepare HCV participants for home ownership

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

- The PHA has demonstrated its capacity to administer the program by (select all that apply):
- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
 - Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
 - Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
 - Demonstrating that it has other relevant experience (list experience below):
 - ❖ Established and operates the Home Buyer's Club
 - ❖ Experience in development of a single family community
 - ❖ HUD certified home buyer education provider

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
 - ❖ City of Fort Myers, City of Cape Coral, Lee County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

HA Code: F1 091

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Provide Home buyer education
 - Provide free credit repair assistance
 - Promote home ownership
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plans support the PHA Plan by providing assistance down payment and closing cost assistance to families participating in the Housing Choice Voucher Program. The PHA Plan is also supported through the assistance provided at the Women's Resource Center; i.e. personal and professional development, home buyer education, money management, etc. Section 8 Home ownership Voucher holders are required to participate in these sessions.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
x	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
x	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program (Section B of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
x	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

COMMUNITY REDEVELOPMENT AGENCY MEETING
REGULAR MEETING
June 28, 2006

AGENDA

1. Chairman Michael A. Flanders
2. Roll Call
3. Prayer
4. Pledge of Allegiance
5. Approval of Minutes – May 24, 2006
6. New Business – CRA
 - A. Approval of Financial Statements Community Development Block Grant - May 31, 2006
 - B. Approval of Financial Statements – Section 8 Rental Assistance Program – May 31, 2006
 - C. Approval of Financial Statements – State Housing Initiatives Partnership Program - May 31, 2006
 - D. Review RFQ of Towles Gardens
 - E. SHIP – Changes to Local Housing Assistance Plan
 - F. Comments by CRA Attorney
7. New Business FMRA
 - A. Financial Report
 - B. FMRA Board Appointment
 - C. Interlocal Agreement Between Lee County and
The CRA for a Lee Transfer Station
 - D. East Fort Myers Redevelopment District
 - E. Results of the Market Research and New Downtown Image Campaign
 - F. Funding for Florida Arts
8. New Business SWFEC
 - A. Financial Report
 - B. Status of SWFEC Construction
 - C. 2006/2007 SWFEC Budget

ADD ON AGENDA ITEM

- > Approval to change subsidy standard

Standard PHA Plan PHA Certifications of Compliance

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___standard Annual, ___ standard 5-Year/Annual or x streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning October 1, 2006 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work 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.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

City of Fort Myers Community Redevelopment Agency
PHA Name

FL091
Number/HA Code

Standard PHA Plan for Fiscal Year: 20__

Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

Streamlined Annual PHA plan for Fiscal Year 2006

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
ERICKA B COUSLEY	EXECUTIVE DIRECTOR
Signature	Date
X See hard copy for signature	07.17.06

RESOLUTION NO. CRA-2006-3

A RESOLUTION OF THE CITY OF FORT MYERS COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DIRECTORS TO ADOPT THE ANNUAL AGENCY AND INCORPORATE CHANGES TO THE ADMINISTRATION PLAN IN ITS ENTIRETY, THE PLAN AS PRESENTED WITH ALL REVISIONS AS OF JULY 17, 2006 WHICH PROVIDES FOR EFFECTIVE DATES. ALL CHANGES ARE AS PROVIDED IN CFR 932.207 9 (c) (1) AND REGULATIONS OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS: The Community Redevelopment Agency Board has received the Annual Agency Plan and the Administrative Plan of the City of Fort Myers Community Redevelopment Agency governing the Housing Choice Voucher Program and

WHEREAS: The City of Fort Myers Community Redevelopment Agency Board has adopted the Annual Agency Plan and changes to the Administrative Plan as renewed and enumerated herein, and

WHEREAS: housing preference will be given to anyone involuntarily displaced by any action taken by Federal, State or local government, and

WHEREAS: applicants and participants will be denied access to Housing Choice Voucher as a result of any felonious criminal activities and any drug or violence related criminal activities,

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA, that:

1. The Director of the Community Redevelopment Agency is authorized to implement changes as listed and incorporate such changes into the Administrative Plan of the City of Fort Myers Community Redevelopment Agency Housing Choice Voucher Program.

PASSED IN PUBLIC SESSION of the City of Fort Myers Community Redevelopment Agency, Florida, this 17th day of July 2006, A.D.

Warren Wright

Veronica Shoemaker

Levon Simms

Jim Humphrey

Randall P. Henderson, Jr

BOARD OF COMMISSIONERS

APPROVED this 17th day of July 2006 A.D. at 4:20 o'clock p.m.

Michael A. Flanders
Chairman

Excerpt from the Minutes of June 28, 2006

6E – SHIP – CHANGES TO LOCAL HOUSING ASSISTANCE PLAN – Rita Ritchie, SHIP Program Manager, mentioned the memo attached to this stated they were making is to strike through the existing verbiage with the new being underlined. This was put out ahead of time and asked if there were any questions regarding the changes or suggestions. She stated that for the Down Payment/Closing Cost Assistance for one year of funding some of it would be used to purchase existing houses. Chairman Flanders stated the changes are not that drastic. Ms. Ritchie stated that they are redefining the recapture clauses where instead of coming back in 10 years the lien will remain on the property all of the time so that the program is able to sustain its funding in the event people should sell the funds would come back to the program. Also the price of the homes is being increased and the maximum subsidy per unit for rehab is being increased because of material costs. She stated the Disaster Strategy the subsidy amount has been increased. Commissioner Henderson asked what the total amount of money available for the down payment assistance program. Ms. Ritchie stated it varies each year depending on the annual distribution amount, one year it was \$220,000 and another year it was \$188,000, so it depends on how it can be equalized out for different strategies because there has to be some dedicated for rehab and down payment/closing costs. She stated it is between \$188-250,000 for that strategy. Commissioner Simms made a motion to approve the changes to the Local Housing Assistance Plan. This was seconded by Commissioner Henderson, and unanimously carried.

Ms. Cousley stated she emailed a request for a walk-on item and asked if that could be addressed at this time. Chairman Flanders stated it could be addressed now and asked if it was time sensitive and if it has to happen today. Ms. Cousley stated it was time sensitive. Chairman Flanders stated he would entertain a motion to walk on this item. Commissioner Simms made a motion to allow for the walk on item. This was seconded by Commissioner Henderson and unanimously carried.

ADD ON AGENDA ITEM - Lori Rosado, Section 8 Coordinator, stated the item for consideration before the board is changing Chapter Five of the Administrative Plan of the Section 8 Program. Currently the Section 8 Program works in accordance with the families and how the agency issues the vouchers. She stated on the first page of Chapter Five she is proposing to change the method of how we currently issue vouchers because of the need of housing. Currently there are so many families that are searching for housing and are unable to locate decent and affordable housing within the price range in accordance with their voucher payment standards. Chapter Five will basically indicate that if it is approved by the Board a single individual will be issued a one bedroom voucher, a single individual on our program with an infant under the age of two will also be in a one bedroom, and currently the plan allowed for every two persons in the household, regardless of the ages, sexes, the differences in generations, two persons per bedroom was allowed. Currently with what is happening in the local market and too many condo conversions and lack of affordable housing, it being seen as a big major affect in how the families are having a serious and difficult time. HUD requires that a family locate housing within a time limit, 60 days, and if need be, an additional extension of 60 days can be given. It is the pattern that even with the 120 days they are still having a difficult time locating housing. The proposal to make certain amendments so that it will be effective July 1, 2006. Every month rent contracts are issued. Families can now be told they can search for a unit at a higher payment standard and maybe have an easier time. In the past the policy was two per bedroom, now it is proposed if it is children of the opposite sex, a teenage boy with a female sibling, or different generation like a grandparent in the household, that would be taken in consideration so they can start searching for a larger unit. If it is approved it will amend how it is determined for the bedroom size and vouchers for families that are coming onto the Section 8 Program. This would go into effect July 1, 2006 if approved. Commissioner Henderson asked if this is HUD sanctioned guidelines. Ms. Rosado stated it is in accordance with HUD guidelines. Commissioner Henderson made a motion to approve the amendment. This was seconded by Commissioner Shoemaker, and unanimously carried.

6F – COMMENTS BY CRA ATTORNEY – Chairman Flanders stated that at the last meeting it was asked of the CRA Attorney to address two items. One was that Mayor Humphrey as a new member of the CRA Board, if there was any other formal aspect with him being on the Board that they needed to

MINUTES
RESIDENT ADVISORY BOARD
CITY OF FORT MYERS COMMUNITY REDEVELOPMENT AGENCY
JUNE 9, 2006

The Residents Advisory Board of the City of Fort Community Redevelopment Agency, met in the offices of the City of Fort Myers Community Redevelopment Agency (CRA) on Friday, June 9, 2006 at 5:00 p.m.

Present at this meeting was Ericka Cousley, Executive Director of the CRA, Lori Rosado, Section 8 Coordinator of the CRA, Renee Gray, Assistant Section 8 Coordinator of the CRA. No member of the RAB was present.

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY
July 17, 2006 – SPECIAL MEETING**

The Commissioners of the Community Redevelopment Agency of the City of Fort Myers, Florida, met in Special Session at City Hall, 2200 Second Street, its regular meeting place in the City of Fort Myers, Florida on Monday, July 17, 2006 at 4:17 P.M. Present were Chairperson Michael A. Flanders, Commissioners Warren Wright, Levon Simms, Veronica Shoemaker, Jim Humphrey, Staff present: Ms. Ericka Cousley, Executive Director, Community Redevelopment Agency; Don Paight, Executive Director, Fort Myers Redevelopment Agency; and Tom Scott, Director, Southwest Florida Enterprise Center.

AGENDA ITEM 1 – TO APPROVE THE ONE YEAR CONSOLIDATED ACTION

PLAN – Ms. Ericka Cousley, CRA Executive Director stated the one year action plan is a requirement of the Department of Housing and Urban Development. We are required to establish a five (5) year plan of action and on an annual basis we will go through and do a one (1) year plan for that year. This year our activities continue to include sub-recipients which would be DIAD, The Women’s Resource Center and Southwest Florida Enterprise Center. We continue also to do single family rental rehab. We are now working on the development of Towles Gardens and our focus remains affordable housing. Commissioner Jim Humphrey **made a motion** that the Commission approve the ONE YEAR ACTION PLAN. Commissioner Veronica Shoemaker **seconded** the motion. The Motion was **unanimously** carried.

AGENDA ITEM 2 - PHA ANNUAL AGENCY PLANS 2006-2007

Ms. Ericka Cousley stated that this is also a requirement of the Department of Housing and Urban Development and this deals with our Section 8 Program. Again our focus remains affordable housing and there has been some amendment that has been made to shore-up our program so that families who are on our program are eligible to be on the program. That will be addressed in the next Resolution but this is our second one year program in our five (5) year action plan. Commissioner Jim Humphrey **made a motion** that the Commission approve the PHA ANNUAL AGENCY PLANS 2006-2007 Commissioner Veronica Shoemaker **seconded** the motion. The motion was **unanimously** carried.

AGENDA ITEM 3 - TO APPROVE AMENDMENT TO ADMINISTRATIVE PLAN

Ms. Ericka Cousley stated that the amendment is addressing involuntary displacements for families who are displaced as a result of actions taken by Federal, State or Local Government. We found in our rehab program that there are some homes that are not re-habitable and in those instances we would like to be able to offer some alternatives to the families who are living in those really

dilapidated homes. We are requesting that we amend our administrative plan so that those families who are affected can be addressed right away rather than going on a waiting list and waiting on the waiting list forever to get some Section 8 rental assistance. We are also amending the plan to include denial of assistance to anyone who has been charged with any kind of felonious criminal activities and or drug related criminal activities. Currently we are addressing drug related criminal activities but there was nothing to address felonious criminal activities so this amendment is to include felonious criminal activities

Commissioner: Is this the one where you request approval of the Resolution?

Ms. Cousley: Yes.

Commissioner Jim Humphrey **made a motion** that the Commission approve adoption of the Resolution CRA-2006-3 authorize and direct to adopt the Annual Agency Plan and incorporate changes to the ADMINISTRATIVE PLAN as provided in the Resolution. Commissioner Veronica Shoemaker **seconded** the motion. The motion was **unanimously** carried.

Discussion: Chairman Flanders asked if the correct number was CRA-2006-3.

Ms. Cousley: Yes.

There being no further business the meeting was adjourned at 4:25 P.M

ATTEST:

Michael A. Flanders, Chairperson
Community Redevelopment Agency

**COMMUNITY REDEVELOPMENT AGENCY MEETING
SPECIAL MEETING
JULY 17, 2006
4:15 P.M.**

AGENDA

1. Roll Call
2. Approve the One Year Action Plan
3. Approval of PHA Annual Agency Plans 2006-2007
4. Approve Amendment to Administrative Plan