

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Florence</u> PHA Code: <u>SC027</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2015</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>758</u> Number of HCV units: <u>772</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs 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>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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: Mission Statement: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income 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>Goals and Objectives:</p> <p><u>The Housing Authority of Florence has developed our Five-Year Goals for the period 2015-2019 as described in this plan. Also, we will pursue meeting the following goals in this Five-Year/Annual Plan as listed:</u></p> <ul style="list-style-type: none"> • Explore efforts to improve management functions. • Explore opportunities to expand leveraging private or other public funds to create additional housing opportunities. • Continue to renovate or modernize public housing units to make them more marketable. • Explore/implement Public Housing or other homeownership opportunities. • Demolish or dispose of obsolete public housing. • Continue to comply with Asset Management Regulations. • Continue to provide staff training to improve the quality of Assisted Housing. • Explore opportunities to conduct outreach efforts to potential voucher landlords. • Continue to manage LIHTC property and to expand the other housing opportunities. • Continue to collaborate with other entities to provide affordable housing. • Promote/attract supportive services to improve assistance in recipients' employability. • Explore opportunities for residents' self-sufficiency and economic independence. • Maintain problem-solving partnerships with PHA, residents, community, and government leadership. 																										
	<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: Revision to the ACOP; Revision to Personnel 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. Five-Year/Annual Agency Plan is available at our Central Office Cost Center, our Church Hill Admin office, our Parkview Plaza Admin office and our Creekside Village Admin Office.</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><u>SC027-1, Royal Gardens.....</u> We previously submitted our application and were approved for Disposition of Royal Gardens (all 50 units); We then submitted an application and were approved to build 36 LIHTC units which were completed in October 2012 (Phase I of McGowan Commons) utilizing both the existing property of Royal Gardens (just a sliver) as well as utilizing additional purchased property surrounding the area which was included in the mixed financing venture.</p> <p>We are now moving through the next step(s) necessary to provide a mixed financed housing community in that area of the city.</p> <p>Our plans for PHASE II have been revised. We are planning to construct twenty (20) public housing elderly units (Public Housing Project SC27-30). We will be using a portion of the Royal Garden’ property as well as purchasing an additional piece of adjacent property from our Non-Profit (Palmetto Housing Corporation).</p> <p>We still have plans for a PHASE III (McGowan Commons) for some family units with mixed financing and possibly a PHASE IV (McGowan Commons) at this same location.</p> <p><u>Project-Based Vouchers</u> We have 8 Project-based Vouchers at McGowan Commons which were part of PHASE I. We plan to use approximately 8 – 20 Project based vouchers at McGowan Commons during PHASE III possibly.</p> <p><u>Homeownership Program</u> Additionally, a HUD Homeownership Program is not applicable but may be explored if there is a need with funding.</p> <p><u>Other Plans</u> We currently have four (4) vacant lots (SC027-20) which have been HUD approved for disposition/demolition but final paperwork for the actual disposition has not yet been completed. We plan to explore possibilities for additional housing. We anticipate that there may be a need for one to two additional applications for DeMinimus Demolition/Demo/Disposition depending on structure issues and the PNA.</p> <p>We also plan to explore possibilities of a Transfer/Conversion of Public Housing from one or more of our small sites to the Housing Authority of Florence and if it is in the best interest of all parties, the transfer will be processed.</p> <p>Authority wide we will be addressing/implementing “designation of buildings” pursuant with HUD regulations. First, we plan to explore possibilities of converting SC27-12 (Creekside Village) to an Elderly Project and if financially feasible we will make the conversion.</p> <p>We have completed our GPNA and spreadsheets. Based on the results we plan to incorporate them into a 20- year plan with a “vision” for the greatest possible achievement for the future. This includes, but is not limited to, addressing/meeting 504/ADA needs/requirements; including green needs; including visit ability; possibly purchasing additional property; partnering for investments/funding; etc.</p> <p>Authority wide we will be working on putting in place a RAD program, if financially feasible and HUD qualified/approved.</p> <p>Authority wide we will implement a non-smoking policy throughout consistent with mandated HUD requirements.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. For 8.1 and 8.2 below, See HUD Form 50075.1 and 50075.2 Approved by HUD on 04/13/2015</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. See 8.0</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. See 8.0</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>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. See Attachment SC027a02</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.**

9.1

Strategy

The Housing Authority of Florence is part of the entire housing effort for the community. While we alone cannot meet every need, we will address some of the identified needs by using appropriate resources to maintain/upgrade/replace our existing stock. We will continue to provide housing assistance to meet the housing needs throughout our jurisdiction through rental of public housing and housing choice vouchers. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. We intend to continue to work with our local partners to try to meet these identified needs.

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

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

The Housing Authority of Florence has met the following goals listed in the Five-Year Plan for the period October 1, 2010 through September 30, 2014 as listed below.

- Expand leveraging private or other public funds to create additional housing opportunities.
 - We have applied through our Non-Profit to further housing opportunities and been awarded Tax Credits to build 36 tax credit units. We partnered with two other Non-Profits. We received \$1,000,000 from our local municipality to offset the cost. These 36 units are fully occupied and managed by our Non-Profit, Palmetto Housing Corporation.
 - We were also able to provide additional housing opportunities by applying for and receiving some Tenant Based Rental Assistance (TBRA).
 - We were able to provide additional housing opportunities for mental health participants through Shelter Plus (11 units).
 - We continue to provide additional housing opportunities for mental health participants through the management of Pee Dee Place (19 units).
 - We have purchased two homes through the NSP program (joint effort with the City of Florence) which will provide additional housing opportunities. We continue to manage these properties through the NSP program.
 - We are in the preliminary stages of constructing 20 public housing elderly units.
- Continue to renovate or modernize public housing units to bring them more marketable.
 - We continue to renovate and modernize our public housing units with both Capital Funds as well as Operating Subsidy funds.
 - Received approximately \$5,843,961 of Capital Funds that were used to renovate/modernize our public housing units.
 - As a result of the funds used for renovations, etc. the HA has maintained their PHAS scores as High Performing.
- Expand Homeownership opportunities.
 - We are working on submitting another tax credit application to include homeownership opportunities.
- Demolish or dispose of obsolete public housing.
 - We received HUD approval to demolish 50 units of public housing; we have disposed of a portion of that property as of January 2012. We plan to use this property to construct more public housing/tax credit units to revitalize the community.
 - We have applied for and received approval to demolish three units of public housing. We hope to rebuild on these properties.
- Continue to transition to and comply with Asset Management Regulations.
 - We have fully transitioned to Asset Management. We continue to improve with our management plan.
- Continue to provide staff training to improve the quality of Assisted Housing.
 - We continue to provide extensive on-going training to our staff through workshops, tech schools and adult education, on-site training, and other educational facilities.
- Continue to conduct outreach efforts to potential voucher landlords.
 - We continue to provide counseling and have a video presentation as part of our briefing packet as well as on-going information to current clients. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and mail outs. We continue to conduct outreach efforts.
- Continue to manage LIHTC property and to expand the number of available units.
 - We continue to manage 76 units of LIHTC. We have added another 36 units of LIHTC to provide affordable housing in our communities.
- We are in the initial stage of applying for additional LIHTC (24 units).
 - We are still working on the preliminary work for additional LIHTC units.
- Continue to collaborate with other entities to provide affordable housing.
 - We are working jointly with the City of Florence with NSP funds. We have purchased two homes which will provide housing opportunities to our community.
- Upgrade elevator at Elderly site.
 - We made upgrades to the elevator located at our Creekside Village Apartments. This is a 100 unit elderly/handicapped site.
- Provide or attract supportive services to improve assistance in recipients' employability.
 - We provide a GED program on-site; homework centers, programs, etc.
- Create opportunities for residents' self-sufficiency and economic independence.
 - We have created opportunities for residents' self-sufficiency and economic independence through workshops, leadership training and exposure to educational, cultural and social activities. During this period, we set up a computer learning center for our residents.
- Maintain problem-solving partnerships with PHA, residents, community, and government leadership.
 - We continue to partner with other Housing Authorities (workshops, training, sharing of information), community (non-profits), and government leadership (Mayor has been involved in our efforts to transform an obsolete community of public housing to a mixed finance project; also involved in tearing down abandon/dilapidated homes to clean up the communities.)

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

The terms "Significant amendment" and "Substantial Deviation/Modification" will be defined as:

A goal or concept not included in the 5-Year and/or Annual Agency Plan; any changes that affect rent or admissions policies or organization of the waiting list; additions of non-emergency work items in Capital Fund Budgets; any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Changes in HUD regulatory requirements will "not" be considered a significant amendment and substantial deviation/modification.

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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> <ul style="list-style-type: none"> (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) See Attachment SC027b02 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) See Attachment SC027e02 (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) See Attachment SC027d02 (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) See Attachment SC027e02 (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) See Attachment SC027e02 (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. See Attachment SC027f02 (g) Challenged Elements, See Attachment SC027g02 (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) See 8.0 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) See 8.0 (j) VAWA – See Attachment SC027h02 (k) Form HUD-50077-CR, Civil Rights Certification. See Attachment SC027i02 (l) Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan. See Attachment SC027j02
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