

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

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

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Sarasota Housing Authority</u> PHA Code: <u>FL008</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2025</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025 – 2029</u></p> <p>PHA Plan Submission Type: <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 PHA plan is available for review at the SHA Central Office located at 269 S. Osprey Avenue, Sarasota, FL 34236 during its regular hours of operation, 8:00 a.m. through 5:00 p.m., Monday through Thursday. It can also be viewed on-line at: <a href="http://www.sarasotahousing.org/about.aspx?section=policies">http://www.sarasotahousing.org/about.aspx?section=policies</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <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>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
B.1	<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><b>Sarasota Housing Authority (SHA) is committed to providing quality affordable housing to enhance the lives of our residents and promote their independence. Our professional team members provide housing assistance to over 2,000 low-income families in Sarasota.</b></p>
B.2	<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><b>First and foremost, SHA aims to continue its development efforts to both improve the quality of and increase the supply of affordable housing in Sarasota. Redevelopment plans include the former Courts public housing property. The remaining 64 units in the Courts property has completed relocation and will soon be demolished, to make way for Cypress Square 2 aka Amaryllis Park Place III. SHA and our development partner have the required funding to do so, and we expect to close this deal by the end of 2024. This new development will consist of 108 units, of which 33 will be PBV.</b></p> <p><b>Next, SHA and our development partner, Fortis, plan to develop Lofts on Lemon 2, which will feature 100 1-BR units, including 25 project-based voucher units.</b></p> <p><b>SHA also plans for a fourth and final development phase for Amaryllis Park Place. Amaryllis Park Place IV, aka Cypress Square 3, will feature 100 units. 61 units will be on the former Courts property and 39 units will be on vacant property on 22<sup>nd</sup> Street and Central Avenue, known as Central Gardens.</b></p> <p><b>SHA has explored possibly building structured parking with affordable housing on the site of the current surface parking at McCown Tower RAD. This is a possible future development project.</b></p> <p><b>SHA also continues to partner with local government and agencies, including our homeless CoC, to address various housing needs in our community, including the homeless. SHA was approved for a streamlined voluntary conversion of its then remaining 226 ACC units. 126 of those units have been converted, and the Bertha Mitchell community consisting of 100 ACC units, will be the final conversion as soon as a modernization project is completed.</b></p> <p><b>SHA will likely explore creative ways to leverage project-based vouchers to add more subsidized units in the community, to be spread out throughout Sarasota County.</b></p>
B.3	<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><b>SHA has made significant progress toward its goals during the past five years.</b></p> <p><b>On the development front, SHA has completed three major new affordable developments:</b></p> <ol style="list-style-type: none"> <li><b>1. Amaryllis Park Place, and elderly community of 84 apartment homes, half of which are PBV;</b></li> <li><b>2. Lofts on Lemon, a family development of 128 apartment homes, with 76 LIHTC and 52 workforce units;</b></li> <li><b>3. Cypress Square, a family development of 84 apartment homes, 25 of which are PBV.</b></li> </ol> <p><b>SHA's voucher program has nearly doubled in size since 2005, and our voucher program now consists of over 2,000 vouchers. SHA has in recent years been awarded additional VASH, FYI, fair share, EHV, TPV and other new vouchers.</b></p> <p><b>Our resident services department continues to great work, including award-winning youth programming, which remains a priority. Our after-school program and summer enrichment camps, in addition to several key partnerships that bring additional activities and experiences, continue to benefit our youth in their development.</b></p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>SHA has implemented policies in all programs that will allow public housing or multifamily residents who are victims of domestic violence, to relocate to another unit if one is available. If one is not available, then they are referred to our HCV program to receive a super preference for the HCV waiting list. This transfer is normally handled within 5 to 7 days to allow the victim to remove themselves from the situation and/or danger.</b></p>

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>			
<b>C.1</b>	<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.			
<b>C.2</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y   N <input checked="" type="checkbox"/> <input type="checkbox"/> (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.			
<b>C.3</b>	<b>Certification by State or Local Officials.</b> <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.			
<b>C.4</b>	<b>Required Submission for HUD FO Review.</b> (a) Did the public challenge any elements of the Plan? Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.			
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>			
<b>D.1</b>	<b>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.)</b> <p>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.</p> <table border="1"> <tr> <td> <b>Fair Housing Goal:</b>  <u><i>Describe fair housing strategies and actions to achieve the goal</i></u>            Improve access to quality early childhood education for public housing residents, through on-site early head start classrooms, on-site after-school homework help with certified teachers, life enrichments summer camps, as well as partnerships with 4-H, Children First, Boys &amp; Girls Club, Girls Inc and the many others.         </td></tr> <tr> <td> <b>Fair Housing Goal:</b>  <u><i>Describe fair housing strategies and actions to achieve the goal</i></u>            Increase the homeownership rate among low-income residents: 30 Housing Choice Voucher participants have become homeowners through our voucher homeownership program.         </td></tr> <tr> <td> <b>Fair Housing Goal:</b>  <u><i>Describe fair housing strategies and actions to achieve the goal</i></u>            Deconcentrate poverty: Through redevelopment, SHA is deconcentrating poverty, while revitalizing neighborhoods, increasing the number of affordable units, and guarding against gentrification, while employing local workers, including Section 3 individuals, to help build our new developments.         </td></tr> </table>	<b>Fair Housing Goal:</b> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Improve access to quality early childhood education for public housing residents, through on-site early head start classrooms, on-site after-school homework help with certified teachers, life enrichments summer camps, as well as partnerships with 4-H, Children First, Boys & Girls Club, Girls Inc and the many others.	<b>Fair Housing Goal:</b> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Increase the homeownership rate among low-income residents: 30 Housing Choice Voucher participants have become homeowners through our voucher homeownership program.	<b>Fair Housing Goal:</b> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Deconcentrate poverty: Through redevelopment, SHA is deconcentrating poverty, while revitalizing neighborhoods, increasing the number of affordable units, and guarding against gentrification, while employing local workers, including Section 3 individuals, to help build our new developments.
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# 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.