

<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: 02/29/2016</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.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
A.1	<p>PHA Name: <u>Brainerd Housing and Redevelopment Authority</u> PHA Code: <u>MN032</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u>  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><b>The PHA Plan is available in the Brainerd HRA office, located at 324 East River Road, Brainerd, MN, 56401. Additionally, the PHA Plan is posted on the Brainerd HRA website at <a href="http://www.brainerdhra.org/resources">www.brainerdhra.org/resources</a>.</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="196 1207 1456 1400"> <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> </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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Lead PHA:															
<b>B.</b>	<b>5-Year Plan.</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>The mission of the Brainerd HRA is: “Our mission is to provide affordable housing and redevelopment opportunities to strengthen our neighborhoods and community.”</b></p>														

**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.

**Goal 1: Provide safe, decent, and affordable housing to extremely low-income, very low-income, and low-income households.**

**Objective 1: Continue the successful administration of the Housing Choice Voucher and Public Housing Programs.**

**Objective 2: Maintain a "High Performance" rating in the Housing Choice Voucher and Public Housing Programs.**

**Objective 3: Continue to improve the public housing units with the administration of the Capital Fund Program.**

**Objective 4: Explore options for repositioning Public Housing units through Voluntary Conversion, Section 18, or Rental Assistance Demonstration (RAD).**

**Goal 2: Help move low-income families to economic self-sufficiency.**

**Objective 1: Continue to administer the Family Self-Sufficiency Program.**

**Objective 2: Continue to administer the Resident Opportunity & Self-Sufficiency Program.**

**Goal 3: Explore opportunities for adding programming to support affordable housing initiatives or address gaps in service, such as the Veterans Affairs Supportive Housing (VASH) Program, the Family Unification Program, Section 811 Mainstream Housing Vouchers, or other opportunities arising.**

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.

**2015 Goal 1: Provide decent, safe and affordable housing to extremely low-income, low-income, and very low-income families by:**

**Objective A: Continue the successful administration of the Housing Choice Voucher and Public Housing Programs.**

Progress Report: Over the course of the previous 5-Year plan, 250 new households participated in the Brainerd HRA's Housing Choice Voucher program and 178 new households became residents of Brainerd HRA's Public Housing. In June 2019, there were a total of 317 Housing Choice Vouchers leased (99% of unit months leased) and 202 units of Public Housing were occupied (99% occupancy).

**Objective B: Maintain high performance rating in the Housing Choice Voucher and Public Housing Programs**

Progress Report: Both the Housing Choice Voucher Program and the Public Housing Program maintained a high performance rating for all five years of the previous plan period.

**Objective C: Continue to improve public housing units with the administration of the capital fund program.**

Progress Report: The Brainerd HRA has been successful in obligating and expending funds in a timely manner. Notable projects completed during the previous 5-year plan include a project-wide window replacement for 25 townhome units in the Valley Trail location and an elevator replacement in the North Star Apartment high-rise building. Please see attached Capital Fund Program Annual Statement/Performance and Evaluation Report, HUD-50075.1 for open CFP grant years 2018 and 2019.

**2015 Goal 2: Help move low-income families to economic self-sufficiency.**

**Objective A: Continue to administer the Family Self-Sufficiency Program.**

Progress Report: Over the course of the previous 5-year plan period, 73 households participated in Brainerd HRA's Family Self-Sufficiency Program. During that period of time, 21 households graduated and \$81,854 was paid out in escrow. In 2019, the graduation rate of those exiting the program was 67%. Additionally, in 2017 the Resident Opportunities for Self-Sufficiency (ROSS) Program was added to assist residents in Public Housing in setting and obtaining goals to increase economic independence and improve housing satisfaction. The ROSS program enrolled 30 households and provided non-enrollment outreach services to 104 households in the first 3-year grant cycle. In 2019, the Brainerd HRA ROSS Program was awarded its second 3-year grant, which will run through 2022

<p>B.3</p>	<p><b>2015 Goal 3: Continue to support the laws and requirements outlined in the Violence Against Women Act (VAWA) of 2005.</b></p> <p><u>Progress Report:</u> Public Housing move-in packets and Housing Choice Voucher briefing packets were updated to include information related to occupancy rights and emergency transfer plans. Also, contact information for victims’ services and other community service providers was added to the resource section of the Brainerd HRA website.</p> <p><b>2015 Goal 4: Continue to ensure equal opportunity and affirmatively further fair housing as set forth in the Federal Fair Housing Act and the Minnesota Human Rights Act</b></p> <p><u>Progress Report:</u> The Brainerd HRA continues to follow all guidance related to affirmatively furthering fair housing and offers information to all applicants and tenants on how to proceed if they feel they have been a victim of discrimination, including how to activate the HRA’s grievance procedure.</p>
<p>B.4</p>	<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>The Brainerd HRA complies with all of the protections provided by VAWA for victims of domestic violence, dating violence, sexual assault, or stalking. The notice of occupancy rights under VAWA and the Brainerd HRA’s emergency transfer plan is provided to all tenants at move-in and again upon request, as well as being available on the Brainerd HRA website.</b></p>
<p>B.5</p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b><u>Significant Amendment or Modification to the Annual Plan:</u> A significant Amendment or Modification is a change in PHA plans or policies that require formal approval by the Board of Commissioners.</b></p> <p><b><u>Substantial Deviation from the 5 Year Plan:</u> A Substantial Deviation is a decision made by the Board of Commissioners to change the PHA’s mission statement, goals, or objectives identified in the 5-Year Plan. It is also when goals or objectives are changed that affect the residents or have significant impact to the PHA’s financial situation.</b></p>

<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>The Brainerd HRA has no active Resident Advisory Board, however notice of the Plan and the public hearing was provided to North Star Apartments Resident Council at their meetings in August and September.</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

## Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

**A. PHA Information** [24 CFR §903.23\(4\)\(c\)](#)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **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. 5-Year Plan.**

**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\(b\)\(1\)\)](#) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

**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\(a\)\(3\)\)](#)

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

**B.6 Resident Advisory Board (RAB) comments.**

(a) Did the public or RAB provide 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\(a\), 24 CFR §903.19\)](#)

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 .76 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 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.

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