

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of East Baton Rouge Parish</u> PHA Code: <u>LA003</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. 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><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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Vision: To be the premier provider of affordable housing throughout the State of Louisiana with an emphasis on building sustainable communities, self-sufficient families and solid partnerships.</p> <p>Mission: The Housing Authority of East Baton Rouge Parish’ mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.</p> <p>Core Values: Excellence-Diversity-Accountability-Collaboration-Innovation</p>
B.2	<p><u>Strategic Direction</u> Reposition Aging Assets Pursue Entrepreneurial Opportunities Promote Family Self-Sufficiency and Resident Services Initiatives Strengthen Partnerships Enhance Administrative Infrastructure</p> <p>Expand and Improve the Supply and Quality of Assisted Housing, Manage the PHA’s Assets and Operations to Maximize Sustainability and Ensure Efficiency,</p> <ul style="list-style-type: none"> • Continue expanding the Housing Choice Voucher (HCV) program with additional Project Based Voucher (PBV) units as part of any mixed finance new construction or renovations of existing Public Housing stock. • Continue to explore and pursue additional funding opportunities including applying for additional vouchers as available; • Issue additional vouchers throughout the year as funding allows; • Leverage private and public funds for new development of affordable housing; • Complete portfolio RAD conversions on all Public Housing properties; • EBRPHA/Partners Southeast will explore the feasibility of creating and/or securing opportunity zone funds to support the public housing repositioning strategy; • Offer landlord information seminars throughout the year; • Strive for high performer status under HUD’s Public Housing Assessment System including physical condition, financial condition, management operations, and capital fund management; • Maintain high performer status under HUD’s Section Eight Management Assessment Program with minimum 95% utilization rate, 100% Housing Quality Standards inspections and enforcement, accurate rent calculations; • Maintain existing properties to ensure they meet or exceed safety and living standards; • Improve customer service to families, partners, and other customers. <p>Promote Self Sufficiency for Clients</p> <ul style="list-style-type: none"> • In coordination with partner agencies, reevaluate HCV Homeownership Program success and make needed changes to improve and expand. • Implementation of a Family Self Sufficiency (FSS) Program within the HCV Program. • Identify and promote economic and educational opportunities for residents and work with community partners to improve access; • Take an active advocacy role with residents; • Provide resources and referrals to assist residents with achieving financial security and goals; • Link participants to social services and case managers to address physical and mental issues; • Expand Section 3 employment opportunities. <p>Identify and Implement Programs to Create a Continuum of Care for Elderly and/or Residents with Disabilities</p> <ul style="list-style-type: none"> • Engage and provide referrals to partners who can provide assisted living for residents who can no longer meet their obligations as independent tenants due to aging or disability; • Identify physical and programmatic changes needed to accommodate aging in place; • Provide housing preference for elderly and/or disabled.

B.3**REPORT ON PROGRESS**

The EBRPHA was awarded a Choice Neighborhood Initiative Implementation Grant of \$29.5 million in September 2019. The EBRPHA is currently collaborating with the City of Baton Rouge and other community partners on a major redevelopment of a section of the City including AMP LA003000004, Ardenwood Village, a 93-unit family development.

Over the past five years, the EBRPHA has increased its voucher allocation by 562 vouchers.

On July 1, 2019, the EBRPHA obtained 413 vouchers from the transfer of the City of Plaquemine and City of Baton Rouge Housing Choice Voucher Programs to EBRPHA.

We have obtained 87 Veterans Administration Supportive Housing (VASH) Vouchers over the past several years.

The EBRPHA received 62 Tenant Protection vouchers providing housing assistance with the relocation of families from a terminated HUD Multi-Family HAP contract where the property did not meet Housing Quality Standards.

A HUD Resident Opportunities and Self Sufficiency Grant was received to employ a coordinator to obtain services/programs for Public Housing residents in efforts to reach self-sufficiency.

Homeownership

The EBRPHA operates a Section 8 Voucher Homeownership Program. At the time of this writing, there are fourteen (14) home owners. There are up to 100 vouchers set aside for this program. The program's success rate is being reevaluated.

Project-based Vouchers

EBRPHA sought approval for up to 20% set aside of its voucher allocation to support PHA new development. Currently, 126 PBV vouchers are in use: Willow Creek family housing 28 vouchers, Autumn Place family housing 28 vouchers, River South PH2 30 vouchers and Roosevelt Terrace family housing 40 vouchers. Each PBV site has a set aside for Permanent Supportive Housing.

Future plans for redevelopment of existing Public Housing stock will include the use of additional project-based vouchers. The PHA does not have current plans to approve any project-based vouchers in the private sector and outside of its own new and redevelopment. This allocation is consistent with EBRPHA's goal to provide quality affordable housing to low-income families.

Demolition - Disposition

At the time of plan submission, the PHA is preparing disposition applications on Turner Plaza (187 units) and Sharlo Terrace (78 units), all elderly/disabled single.

The EBRPHA received HUD approval of its portfolio wide RAD conversion application. Currently, applications on Autumn Place, Willow Creek, and Riversouth PH 1 public housing units are being finalized for conversion to PBV (61 units) with straight subsidy conversion. The next scheduled conversion will be Duane Street, 29 family units. Duane Street will undergo major rehabilitation. Over the next five years, the remaining public housing properties will undergo RAD conversions with rehabilitation, demolition, and/or disposition.

RAD conversion of Roosevelt Terrace with major rehabilitation consisting of 40 Project Based Vouchers was completed.

EBRPHA HOPE VI scattered vacant land in the Old South Baton Rouge area of East Baton Rouge Parish not being used for new development due to lack of resources or not being suitable, will be considered for disposition.

Development

The Cypress at Gardere, 99 unit elderly only project is scheduled to close and construction start in 4th quarter of 2020. Completion is schedule within 12 to 15 months.

Cypress River Lofts Predevelopment activities continue with the mixed-income, family deal in Old South Baton Rouge adjacent to the River South LIHTC site. Partners Southeast, the EBRPHA nonprofit arm, was awarded \$1.5M in "permanent takeout" funds by LHC related to the Restore Louisiana housing recovery funds for fifteen (15) units. In April 2019, LHC awarded an additional \$1,155,000 for a total grant amount of \$3,315,000.

Cypress at Ardendale – Phase I (172 unit Family Development) Partners Southeast and its developer partner will submit a 4% LIHTC application for a new construction, family deal to assist with the redevelopment efforts within the CNI Planning Grant Area. Staff applied for supplemental funds in the 2018 CDBG Piggyback NOFA in March 2018. In June 2018, LHC announced the award of \$4.57M for the project.

The Banyan Foundation, was awarded a 9% LIHTC deal for Capstone at Scotlandville (formerly known as "Elm Grove") a \$16.2M 84-unit, family community. EBRPHA/Partners Southeast entered in a joint venture with the Foundation.

Clarksdale Redevelopment Partners Southeast has begun the process of creating a redevelopment concept that may include student housing as well as mixed-income housing directly across from Southern University and Southern University Lab School.

B.4	<p>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. The EBRPHA has an Emergency Transfer Plan in all PHA Programs to address family needs associated with domestic violence. We work with local organizations and the City Parish District Attorney’s office.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The East Baton Rouge Parish Housing Authority defines the term “ Significant Amendment and Substantial Deviation/Modification” as any change with regard to Demolition or Disposition, Housing Designation, Homeownership Plan, Conversion Activities, and Capital Improvements not previously documented in the CFP 5-year Action Plan and/or Annual Statement that exceed \$250,000.</p> <p>As part of the Rental Assistance Demonstration (RAD), the Housing Authority of East Baton Rouge Parish redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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\(4\)\(e\)](#)

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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