

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1					
PHA Name: Housing Authority of East Baton Rouge Parish PHA Code: LA003 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>913</u> Number of Housing Choice Vouchers (HCVs) <u>4427</u> Total Combined Units/Vouchers <u>5340</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The EBRPHA Five-Year and Annual Agency Plans are available on the agency website at www.ebrpha.org and posted at all EBRPHA administrative and management (AMP) offices.					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
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:					

B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>Statement of Housing Needs - Lack of safe, adequate and affordable housing continues to be the biggest issue facing the Baton Rouge area. According to maps in the Louisiana Housing Corporation's 2019 Housing Needs Assessment, notable housing problems in Baton Rouge are aging housing stock, overcrowding, inadequate rentals, and rent stress. Housing data presented in FUTUREBR states approximately 51% of East Baton Rouge Parish's renters spend more than 30% of their income on housing. Data taken from the City BR Draft Consolidated Plan demonstrates that 87% of extremely low-income households in the 0-30% AMI range experience one or more housing problems (lacks complete kitchen, lacks complete plumbing, more than one person per room and cost burden greater than 30%).</p> <p>The EBRPHA Housing Choice Voucher waiting list has been closed since 2010. The City of BR waiting list was consolidated with the EBRPHA waiting list when absorbed in July 2019.</p> <p><u>EBRPHA – Housing Choice Voucher (HCV) Waiting List</u></p> <ul style="list-style-type: none"> • There are 3,677 applicants on the HCV waiting list. • Housing Choice has four (4) site-specific Project Based Vouche(PBV) waiting lists: <ul style="list-style-type: none"> ○ Autumn Place (400 applicants) ○ Willow Creek (400 applicants) ○ Roosevelt Terrace (105 applicants) ○ River South – Phase II (1,411 applicants) <p><u>EBRPHA – Public Housing Waiting Lists</u></p> <ul style="list-style-type: none"> • There are 10,721 applications on file for the Public Housing eleven site-based waiting lists. Many of the applicants are on multiple lists. As a result, total applicants are much lower than total applications. Individual lists will be reopened on an as need basis. <p>Housing Choice and Public Housing mailed update requests across all waiting lists with a June 30, 2020 response deadline. Determination on accepting new applications will be made upon completion of the update process.</p> <p>Strategy for Addressing Housing Needs</p> <ul style="list-style-type: none"> • Maximize the number of affordable units available to the PHA within its current resources • Increase the number of affordable housing units <p>SEE EBRPHA 2021-2025 FIVE-YEAR PLAN</p> <p>Deconcentration: The PHA completed the annual Deconcentration Analysis. The average income for Public Housing general occupancy developments is \$15,154. A copy of the analysis is attached.</p> <p>Financial resources were updated using most current funding and estimates for FY2021. Increased from \$40,203,428 to \$43,066,027.</p> <p>Rent Determination, Operations and Management, Grievance Procedures, Community Service, and the PH pet policy are found in the H-CV Administrative Plan and the PH Admissions and Occupancy Policy. Both HCV and Public Housing have \$50 minimum rents. Public Housing also has established Flat Rents. Policies are available for review.</p> <p>Homeownership - The EBRPHA operates a HCV Homeownership Program. There are currently 14 active participants with plans to expand in the upcoming fiscal year. We will seek to partner with agencies that provide continuing education on homeownership and social service support on money management, workforce development, etc. to help clients prepare for self-sufficiency.</p>

Community Service and Self Sufficiency Programs - The EBRPHA will implement a voluntary HCV Family Self Sufficiency Program in the upcoming fiscal year.

The EBRPHA operates a Public Housing Resident Opportunities and Self Sufficiency (ROSS) grant program that provides for coordination of adult and children's services and programs.

The EBRPHA Section 3 policy is being updated and an operative program will be implemented.

Safety & Crime Prevention - The EBRPHA utilizes Baton Rouge Police Officers for additional patrolling and enforcement.

The PHA has an Emergency Transfer Plan to address domestic violence and comply with the Violence Against Women Act. We work with local domestic violence organizations and the District Attorney's Office. The PHA does not offer or have any additional services or prevention programs.

To address the agency's aging assets, the EBRPHA received HUD approval of its portfolio wide Rental Assistance Demonstration (RAD) conversion application. Public Housing properties will be addressed under separate applications submitted over the next five years. SEE AGENCY 2021-2025 FIVE-YEAR PLAN AND ANNUAL PLAN NEW ACTIVITIES BELOW

Significant Amendment Definition

The EBRPHA definition includes language on RAD specific items.

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.

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:

- a. 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;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N |
|-------------------------------------|-------------------------------------|
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(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The EBRPHA was awarded a \$29.5M Choice Neighborhood Grant in September 2019 to implement its "BR Choice" initiative that will revitalize EBRPHA's Ardenwood Village (93 family units) and the surrounding Baton Rouge neighborhoods. The \$29.5 million will be invested into Housing (\$19.8 million), Neighborhood (\$4 million), Supportive Service (\$4 million), and Demolition (\$1.7 million). The initiative targets an approximately 1.6 square mile area of two adjoining neighborhoods at the heart of north Baton Rouge - Smiley Heights and Melrose East.

	<p>Cypress at Ardendale – Phase I (172 unit Family Development) A 4% LIHTC application for a new construction family development to assist with the redevelopment efforts within the CNI Grant Area will be submitted. 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.</p> <p>Ardendale Senior – (70 Elderly Only) An application will be submitted for the Ardendale Senior project in the 2020 QAP round in the Fall.</p> <p>The Cypress at Gardere, 99 unit, elderly only, PBV project is scheduled to close and construction start in 4th quarter of 2020. Completion is schedule within 12 to 15 months.</p> <p>Disposition applications on Turner Plaza (187 units) and Sharlo Terrace (78 units), all elderly/disabled single, are being submitted in FY2020. The EBRPHA will apply for Tenant Protection Vouchers.</p> <p>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. We anticipate closing in the last quarter of 2020. The next scheduled conversion will be Duane Street, 29 family units. A tax credit application will be submitted on Duane Street for major rehabilitation. For the Clarksdale Redevelopment under RAD conversion, we have 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. Over the next five years, the remaining public housing properties will undergo RAD conversions with rehabilitation, demolition, and/or disposition. The EBRPHA will utilize project based vouchers for the conversions.</p> <p>EBRPHA currently has 126 project- based vouchers in four mixed finance properties, including one 40 unit RAD conversion. An additional 99 project- based vouchers have been committed and will be utilized at the mixed finance development, Cypress at Gardere. Future Public Housing RAD conversions will also utilize project- based vouchers.</p> <p>The EBRPHA has not and does not have plans to allocate project- based vouchers to any private development/properties in the community. Utilization of project based vouchers is restricted to agency development/new construction of affordable housing.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y. N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the 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.7</p>	<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>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The EBRPHA revised CFP 2018-2022 Five-Year Plan was approved by HUD 6-28-2020.