

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

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>Olmsted County Housing and Redevelopment Authority</u> PHA Code: <u>MN151</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</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>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>The Olmsted County Housing and Redevelopment Authority (OCHRA) Agency Plan is posted on OCHRA's official website located at www.olmstedcountyhousing.com. All of OCHRA's Admission & Occupancy Policies for the Public Housing program and Administrative Plan for the Housing Choice Voucher are also posted on the website. Copies of the Plan are posted and are available upon request at the OCHRA Office, located at 2117 Campus Drive SE, Suite 300, Rochester, MN 55904. Questions about the OCHRA's Agency Plan may be directed to Olmsted County Housing and Redevelopment Authority staff by email at olmstedcountyhousing@co.olmsted.mn.us or phone at (507) 328-7150.</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>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.</p> <p>To provide opportunities to obtain quality, affordable housing for Olmsted County residents.</p>
B.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, very low- income, and extremely low- income families for the next five years.</p> <p>A. Provide safe, decent, and affordable housing to low-income and very low-income people.</p> <ol style="list-style-type: none"> 1) Continue successful administration of the Housing Choice Voucher and Low-Income Public Housing programs. 2) Achieve and maintain a High-Performance Section Management Assessment Program rating in the Housing Choice Voucher program. 3) Achieve and maintain a High-Performance rating through the Public Housing Assessment System for public housing. 4) Continue to improve the public housing units with administration of the Capital Fund program and available Publicly Owned Housing Program Funds. Consider using other funding if/when available. 5) Consider repositioning options (Section 18, RAD, RAD/Section 18 "Blend", Voluntary Conversion) for partial or all 110 public housing units. <p>B. Expand Affordable Housing Opportunities</p> <ol style="list-style-type: none"> 1) Apply for available funding opportunities to expand housing programs. 2) Consider opportunities for utilizing project-based vouchers, when appropriate. 3) Enhance housing stability through Master Leasing, Property Manager Risk-Mitigation, Emergency Rehab Loans, Homeowner Rehab. 4) Provide permanent supportive housing through state funding. <p>C. Address the needs of the homeless in Olmsted County</p> <ol style="list-style-type: none"> 1) Continue successful administration of state and local funded rental assistance programs i.e. Bridges, Transitional Rental Assistance, Housing Opportunities, DHS Housing Partnership. 2) Increase funding/units to these programs if/when possible. 3) Continue to provide permanent supportive housing for 30 homeless families and 25 youth ages 16-21 through administration of project-based vouchers. 4) Help transform families from poverty to prosperity two generations at a time through administration of project-based vouchers to Jeremiah Program. 5) Pursue opportunities for collaboration and partnership. <p>D. Help move citizens to economic self-sufficiency.</p> <ol style="list-style-type: none"> 1) Continue to administer the family self-sufficiency program. 2) Continue to obtain and provide gap funding if/when available. 3) Comply fully with all federal, state, and local nondiscrimination laws, rules and regulations governing fair housing, equal opportunities in housing and employment, and the Violence Against Women Act of 2005. <p>E. Community Outreach and Tenant Engagement</p> <ol style="list-style-type: none"> 1) Continue to apply for Statewide Health Improvement Partnership (SHIP) mini-grants and BRIDGE Collaborative grants. 2) Continue collaboration with Rochester Public Schools through tenant engagement dinners, Summer Lunch Program, and other opportunities. 3) Continue collaboration with Boys and Girls Club for after-school programming for public housing tenants. 4) Continue community outreach with other local agencies to bring services directly to our public housing clients. 5) Create Resident Advisory Board for public housing tenants.

<p>B.3</p>	<p>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.</p> <p>A. Provided safe, decent, and affordable housing to low-income and very low-income persons.</p> <ol style="list-style-type: none"> 1) Continued successful administration of the Housing Choice Voucher and Low-income Public Housing programs. 2) Achieved a High-Performance Section Management Assessment Program rating in the Housing Choice Voucher program for years 2014 and 2016. Achieved a Standard-Performance Section Management Assessment Program rating in the Housing Choice Voucher program for years 2015, 2017, and 2018. 3) Achieved High-Performance rating through the Public Housing Assessment System for public housing for years 2015 and 2017. 4) Continued to improve the public housing units with administration of the Capital Fund program. Received a \$1.3 million dollar Publicly Owned Housing Program award to replace roofs, windows, siding, and install air conditioning sleeves on the second-floor units of sixty Public Housing town homes. 5) Began looking at public housing repositioning options to conceivably position all 110 units. <p>B. Expanded Affordable Housing Opportunities</p> <ol style="list-style-type: none"> 1) Applied and received five additional VASH vouchers and 19 Mainstream vouchers. 2) Utilized levy funds to create a variety of housing stability programs, i.e. Property Manager Risk-Mitigation, Master Leasing, and DHS Supportive Housing that will serve up to 120 families. <p>C. Addressed the needs of the homeless in Olmsted County</p> <ol style="list-style-type: none"> 1) Continued successful administration of state and local funded rental assistance programs, i.e. Bridges, Transitional Rental Assistance, Housing Opportunities. 2) Opened Gage East providing permanent supportive housing for 30 homeless families and 25 youth ages 16-21. 3) Successfully incorporated Coordinated Entry per state guidelines for the Francis. <p>D. Helped in moving citizens to economic self-sufficiency.</p> <ol style="list-style-type: none"> 1) Increased utilization of the Family Self-Sufficiency program. <ol style="list-style-type: none"> a. Twenty-one participants in the Family Self-Sufficiency Program since 2014. b. Thirteen participants currently building escrow. c. First participant graduation is scheduled for 12/31/2019. <p>E. Community Outreach and Tenant Engagement</p> <ol style="list-style-type: none"> 1) Applied and received a Statewide Health Improvement Partnership (SHIP) grant to provide a community garden at the three public housing town home properties. 2) Applied and received a Statewide Health Improvement Partnership (SHIP) grant to provide a bike rack at the three public housing town home properties. 3) Remodeled space at two of the three public housing town home communities to create community rooms for tenant engagement activities. 4) Partnered with the Boys and Girls Club to bring after-school programming to public housing tenants in the Homestead Terrace community room. 5) Applied and received an Olmsted County BRIDGE Collaborative grant to help sponsor the Boys and Girls Club after-school program and a "Coding Mentorship Program in the Homestead Terrace community room 6) Partnered with Rochester Public Schools to engage public housing parents with school personnel through family engagement dinners. 7) Partnered with the Rochester Public Library to install mini-libraries at the three public housing town home properties. 8) Applied and received a playground grant matching 100% funds for playgrounds at all three public housing town home communities.
<p>B.4</p>	<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.</p> <p>In accordance with VAWA, program participants receive "Notice of Occupancy Rights and Certification" forms at time of denial or admission; at the time an individual is provided assistance or admission; with eviction or termination of assistance notices; and at time of household annual recertification. Tenants who are victims of domestic violence, dating violence, sexual assault, or stalking may request an internal or external emergency transfer.</p> <p>The PHA has a Housing Choice Voucher preference for victims of violence and set aside fifteen vouchers for individuals eligible for this preference.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The OCHRA will consider the following a "substantial deviation/modification" from its five-year plan:</p> <ol style="list-style-type: none"> 1) Any changes to the PHA overall mission; 2) Any changes to the goals or objectives that affect services to the clients, or significant changes to the PHA's financial positions; 3) A complete revision or abandonment of one or more of the components of a PHA's five-year plan. <p>The OCHRA will consider the following a "significant amendment" from the five-year plan:</p> <ol style="list-style-type: none"> 1) Any change to PHA preferences; 2) Any change to the organization of a PHA waiting list; 3) Any change with regard to demolition or disposition of property.

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 checked="" 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\(4\)\(c\)](#)

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.