

<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	<b>PHA Name:</b> City of Owatonna HRA		<b>PHA Code:</b> MN220																																		
<b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2020 <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																																					
<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>																																					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																					
<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.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<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. The mission of City of Owatonna Housing and Redevelopment Authority is to encourage and support private and public efforts to improve our quality of life by providing programming and services to individuals, families, organizations, and businesses which enhance and promote self-sufficiency and community pride in the areas of housing, economic development and redevelopment.
<b>B.2</b>	<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 and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing <ul style="list-style-type: none"> <li>• Apply for additional rental vouchers when opportunity and demand arises</li> <li>• Leverage private or other public funds to create additional housing opportunities</li> </ul> </li> <li>2. Improve the quality of assisted housing <ul style="list-style-type: none"> <li>• Conduct consistent file audits to maintain quality control</li> <li>• Research and implement a paperless file management system</li> <li>• Research and implement an on-line HCV application system</li> <li>• Obtain and maintain a SEMAP score equaling “high performer”</li> <li>• Continue to strictly enforce HQS for landlords and restrict participation of landlords who are consistently in noncompliance with HQS</li> <li>• Translate various documents into Spanish and Somali.</li> <li>• Links to social service agencies website’s and other collaborative partners on the Owatonna HRA website</li> </ul> </li> <li>3. Increase assisted housing choice <ul style="list-style-type: none"> <li>• Consistently conduct outreach efforts to recruit and build relationships with new landlords</li> <li>• Continue the HCV Homeownership program</li> <li>• Research other voucher and assistance options based on needs of Steele County</li> </ul> </li> <li>4. Promote self-sufficiency and asset development of families and individuals <ul style="list-style-type: none"> <li>• Increase the number of employed persons in assisted families</li> <li>• Promote and encourage job stability</li> <li>• Promote independence for the elderly or families with disabilities</li> </ul> </li> <li>5. Ensure equal opportunity in housing for all Americans <ul style="list-style-type: none"> <li>• Ensure equal opportunity encourages and instructs fair housing</li> <li>• Progressive measures to ensure access to assisted housing regardless of race, color, religion, national origin, familial status, and disability</li> <li>• Connect residents to services in the community with expanded collaborations and marketing</li> </ul> </li> <li>6. Partner with the designated Steele County and other local agencies to find housing efficiently and quickly <ul style="list-style-type: none"> <li>• Continue to partner with Continuum of Care and other organizations to eliminate homelessness</li> <li>• Conduct outreach efforts to potential agencies to partner with Owatonna HRA for special initiatives</li> <li>• Promote de-concentration of areas outside the traditional HCVP areas</li> </ul> </li> <li>7. Strive to reduce non-compliance by participants in the Housing Choice Voucher Program <ul style="list-style-type: none"> <li>• Review cases which non-compliance exits by the participant, family members, landlord or property owner</li> <li>• Identify non-compliance cases and continue to collect repayment of federal subsidy</li> </ul> </li> </ol>

<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made i a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>We coordinated with Steele County to administer rent subsidized utilizing local county funding to assist 14 additional families, and the State of MN under the Bridges and ELHIF Bridges funding to assist 28-35 households with serious and persistent mental illness. We maintained the quality of administering the Voucher program by maintaining our SEMAP scoring, maintained our Family Self Sufficiency program and seek to increase participation.</p> <p>The Owatonna HRA continues to promote self-sufficiency and asset development for families and individuals in Steele County. We continue to work cooperatively with local support services to provide opportunities for self-sufficiency.</p> <p>We have focused efforts in promoting fair and affordable housing. In one of our city owed homes we are currently housing 6 people through a local transitional housing agency. We have also attained new landlords and educated them in the area of HQS and tenant retention.</p> <p>We currently have active clients in the homeownership program in coordination with the Housing Choice Voucher Program. We have also coordinated with the State of MN on first-time homebuyer programs utilizing state resources to assist households with home purchases homes in our community.</p> <p>We coordinated with local service providers assist renters in our community with budgeting, credit counseling, fair housing information, leasing rights and responsibilities, communications skills, home maintenance and housekeeping, and how to avoid eviction.</p>
<p><b>B.4</b></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>Owatonna HRA complies with the Violence Against Women Act per HUD regulations:</p> <ol style="list-style-type: none"> <li>1. Continue to use HUD approved contracts and leases with VAWA requirements incorporated into them.</li> <li>2. Provide notifications regarding VAWA regulations with additional resources for tenants at recertifications</li> </ol>
<p><b>B.5</b></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>The Owatonna HRA defines a substantial deviation/modification to the 5-Year Plan to be a significant change in its published policies included in the Administrative or Annual PHA Plan. The addition of new policies, activities or programs not included in the current PHA Plan may qualify as a “Significant Amendment”.</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>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

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## 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](#))

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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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