

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: ___Housing and Redevelopment Authority of Pine City_____ PHA Code: ___MN059_____</p> <p>PHA Plan for Fiscal Year Beginning: ___4/01/2020_____</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>Housing and Redevelopment Authority of Pine City 905 7th Street SW Pine City MN 55063</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>The mission of the HRA of Pine City is to provide the City of Pine City quality, safe and affordable housing for all, coordinate efforts to preserve existing neighborhoods plus promote development and redevelopment that enhances Pine City and adds to the existing affordable housing stock.</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>EXPAND THE SUPPLY OF ASSISTED HOUSING.</p> <ul style="list-style-type: none"> • REDUCE PUBLIC HOUSING VACANCIES • LEVERAGE PRIVATE OR OTHER PUBLIC FUNDS TO CREATE ADDITIONAL HOUSING OPPORTUNITIES • COLLABORATE WITH OTHER COMMUNITY AGENCIES TO ACQUIRE, BUILD, DEVELOP ADDITIONAL UNITS OR DEVELOPMENTS <p>IMPROVE THE QUALITY OF ASSISTED HOUSING.</p> <ul style="list-style-type: none"> • MAINTAIN ALL HRA-OWNED RENTAL UNITS AT A HIGH STANDARD • CONCENTRATE ON EFFORTS TO IMPROVE SPECIFIC MANAGEMENT FUNCTIONS (E.G. IMPROVE PROGRAMMATIC EFFICIENCIES, INSPECTIONS) • INCREASE CUSTOMER SATISFACTION • RENOVATE OR MODERNIZE PUBLIC HOUSING BUILDING AND UNITS • ASSESS CAPITAL IMPROVEMENT NEEDS AND IMPLEMENT IMPROVEMENTS AS NOTED IN THE PH CAPITAL IMPROVEMENT FUND PLAN TO ENSURE PROPERTIES ARE SAFE AND AN ASSET TO THE COMMUNITY AND THE NEIGHBORHOODS WHERE THEY ARE LOCATED. UTILIZE FORMULA ALLOCATED CAPITAL IMPROVEMENT GRANT FUNDS WITHIN HUD’S DESIGNATED GUIDELINES AND APPLY FOR MN HOUSING STATE ALLOCATED REHAB FUNDS FOR PH UNITS WHEN AVAILABLE. • CONTINUE TO ADMINISTER THE FEDERALLY ASSISTED RENTAL ASSISTANCE PROGRAMS MAXIMIZING BOTH BUDGETARY AND OCCUPANCY UTILIZATION UNDER HUD’S ANNUAL CONTRIBUTION CONTRACT. • SEEK OPPORTUNITIES TO IMPROVE THE ENVIRONMENTAL DESIGN AND ENERGY EFFICIENCIES OF OUR PH PROPERTY. UTILIZE ENERGY SAVING AND ENVIRONMENTALLY FRIENDLY EQUIPMENT, APPLIANCES AND BUILDING TECHNIQUE AND PRODUCTS. <p>INCREASE ASSISTED HOUSING CHOICES</p> <ul style="list-style-type: none"> • PROMOTE DEVELOPMENT OF AFFORDABLE RENTAL UNITS AND OTHER HOMEOWNERSHIP PROGRAMS • SEEKS OPPORTUNITIES TO WORK IN PARTNERSHIP WITH FOR PROFIT AND NONPROFIT ORGANIZATIONS TO ADDRESS HOUSING AND RELATED SOCIAL SERVICE NEEDS IN PINE CITY. • CONTINUE THE STRONG RELATIONSHIP WITH THE CITY COUNCIL REGARDING THE PINE CITY HOUSING NEEDS. THE CITY COUNCIL APPROVED AN OPERATING LEVY FOR THE PINE CITY HRA BEGINNING JANUARY 2018 TO ASSIST IN HOUSING DEVELOPMENT, HOUSING REHABILITATION AND ADMINISTRATIVE AND OPERATIONAL COSTS. <p>PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <ul style="list-style-type: none"> • IMPLEMENT MEASURES TO DECONCENTRATE POVERTY BY INCOME MIXING IN PUBLIC HOUSING BY ASSURING ACCESS FOR LOWER INCOME FAMILIES WITHIN THE HIGHER INCOME OR BALANCING BETWEEN BOTH WITHIN THE EXISTING BUILDING • IMPLEMENT PUBLIC HOUSING SECURITY IMPROVEMENTS • IMPLEMENT NO SMOKING POLICY WITHIN PUBLIC HOUSING BUILDING AND PROMOTING CLEAN AIR PRACTICES <p>ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <ul style="list-style-type: none"> • UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESS TO ASSISTED HOUSING REGARDLESS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, FAMILIAL STATUS, SEXUAL ORIENTATION, GENDER IDENTITY, MARITAL STATUS AND DISABILITY. • UNDERTAKE AFFIRMATIVE MEASURES TO PROVIDE A SUITABLE LIVING ENVIRONMENT FOR FAMILIES LIVING IN ASSISTED HOUSING, REGARDLESS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, FAMILIAL STATUS, SEXUAL ORIENTATION, GENDER IDENTITY, MARITAL STATUS AND DISABILITY.

<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>Objective: The Housing and Redevelopment Authority of Pine City shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list.</p> <ul style="list-style-type: none"> • Waiting list has increased to 35 people on the efficiency units and 15 on the 1-BR units. We are continually sending out and receiving applications back from interested parties. We have a constant supply on hand at the local homeless shelter and work with Pine County HHS Dept for establishing contacts for people that are looking for housing. • We have the HRA on the City’s website and will be adding our application packet for those to be able to access online. <p>Expand the Supply of Housing</p> <ul style="list-style-type: none"> • Reduce vacancies in order to achieve and sustain an occupancy rate of 98%. Constantly maintaining a timely turn over and utilized a HUD Modernization in 2019. This continues to be an ongoing goal. • Work with the City of Pine City to authorize a HRA Levy to create housing funds to establish additional housing programs. • Collaborating with numerous committees and partnerships (local, state and county entities) to pursue the development of more housing in the city. • Contributed funds to establish a housing study for the development of a senior building in Pine City. <p>Improve the quality of assisted housing</p> <ul style="list-style-type: none"> • The HRA performs HQS Inspections on all units on an annual basis. • Continues to receive HUD - capital investments each year. • The HRA has been awarded a POHP Loan under MHFA based upon the energy efficiency scope of work/improvements to our PH building to maintain the highest of standards.
<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>The Pine City HRA will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking through the implementation of our VAWA policy. This policy includes that the HRA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the HRA; and provide needed emergency transfers to such victims.</p> <p>The Housing Authority has partnered with the Window Crisis office in the past and until recently. We have outreach to other agencies and have been informed that Family Pathways will be opening another Crisis office soon. We will continue to work with the local Community Action Agency to provide emergency shelter and referral to legal services through Legal Aid or Volunteer Attorneys thru the Pine County Social Services. The Community Action Agency provides services to the counties of Aitkin, Kanabec, Pine, Isanti Chisago and Mille Lacs.</p> <p>The Housing Authority will comply fully with all federal, state and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including the Violence Against Women Act of 2005. The PH ACOP comply with the Violence Against Women Act of 2013.</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>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency.</p>
<p>B.6</p>	<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 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.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>