

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>San Benito Housing Authority</u> PHA Code: <u>TX025</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="186 1304 1450 1934"> <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:																							
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.	5-Year Plan. Required for all 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>It is the intent of San Benito Housing Authority to provide a suitable living environment which fosters economic and social diversity and upward mobility.</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>1st Goal: <u>Create a diverse and economically sustainable portfolio</u></p> <ol style="list-style-type: none"> 1. Increase developer partnerships. 2. Create and improve the quality, accessible affordable housing. 3. Maintain and improve the quality, management, and community impact of publicly assisted housing. <p>2nd Goal: <u>Provide a foundation to improve lives</u></p> <ol style="list-style-type: none"> 1. Develop properties in locations that support improving lives through access to schools, transportation, jobs, and services. 2. Establish policies and incentives that support movement to self-sufficiency. 3. For seniors who are capable of independent living, support their effort to age in place. 4. Support other organizations that serve the community. 5. Promote financial independence and self-sufficiency. 6. Increase affordable housing options. <p>3rd Goal: <u>Continuously improve an efficient agency operation</u></p> <ol style="list-style-type: none"> 1. Clearly define the organizational and staffing plans. 2. Build a system of training, mentoring, and coaching to empower employees to reach their full potential. 3. Facilitate the Board in developing additional expertise. 4. Leverage technology to consistently elevate the organization’s performance. <p>4th Goal: <u>Create a sustainable business model</u></p> <ol style="list-style-type: none"> 1. Explore cost saving and business efficiencies including shared services with other housing authorities. 2. Generate and increase development related revenue. 3. Pursue opportunities to provide fee for services. 4. Pursue and increase government partnerships and philanthropic sources of revenue.
B.3	<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>SBHA has allocated the remaining RHF and DDTF funds to build eight units of public housing to meet goals in increasing affordable housing. SBHA received a CHAP for 208 units of public housing and will begin converting units starting in 2020 and completion is set for 2024.</p>
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.</p> <p>HCV Administrative Plan and Public Housing ACOP assures that families needing housing assistance will not be discriminated against and will be referred to local agencies for outreach and assistance.</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>SBHA will consider substantial deviation from the 5 Year Plan as a fundamental shift in the agency's goals and objectives. SBHA will consider significant amendments or modifications to the Annual Plan as follows: a) changes to rent or admission policies or organizations waiting list; b) additions of non-emergency work items to the Capital Fund program. Changes due to HUD regulatory requirements will not be considered under this definition.</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? The housing authority sent a notice to all residents asking for review and public comment of the five year plan . No comments were received.</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. 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>

