

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: <u>Housing Authority of the City of Muncie</u> PHA Code: <u>IN005</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>April 1, 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="203 892 1468 1528"> <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 Muncie Housing Authority is to provide quality choices of affordable housing and to foster self-sufficiency and homeownership.”</p>																																

<p>B.2</p>	<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> <ul style="list-style-type: none"> • It shall be the continued goal of the Board of Commissioners and Staff to improve our PHAS Scores • It is the PHA’s goal to operate as a high performer • It is the PHA’s goal to develop an acquired building for affordable housing projects • It is the goal of the PHA to convert nine public housing units to Project Based Vouchers • The PHA is looking at the possibility to tear down the three public housing developments and rebuild or convert those units to RAD. • The PHA will work on resident communication and continue to improve the appearance of the properties. • The PHA continues to prepare for the transition of Millennium Place Homes. • The PHA will apply for any available Housing Choice Vouchers. • The PHA will continue to upgrade and improve information systems to meet with the demands of our industry. • The PHA will procure to conduct a new Physical Needs Assessment. • The PHA will maintain its Safety & Risk Committee. • The PHA will partner with outside agencies to assist residents. • The PHA will conduct the admissions process in a manner in which all persons interested in admission are treated fairly and consistently. Further, MHA will not discriminate at any stage of the admissions process because of race, nondiscrimination requirements of Federal, State, and Local Law. • It is the goal of the PHA to reduce the number of days units are vacant.
<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> <ul style="list-style-type: none"> • The PHA has upgraded its informational systems, and will integrate new software for the programs and HR functions. • The PHA is currently working with Reno & Cavanaugh to take back the units at Millennium Place. • The PHA is working on re-establishing its Safety & Risk Committee due the current committee has lost two employees. • The PHA is in the process of submitting a demo/disposition application to HUD to convert nine public housing units to Project Based Vouchers. • The PHA will be working with a developer to redevelop a vacant building to offer one bedroom affordable housing to the community. • The PHA has procured a new software company this will assist in helping go paperless in some areas. • The PHA has been working with various agencies to provide services for the residents,
<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 PHA has an MOU with A Better Way, which is a domestic violence shelter in Delaware County. We are also working with Indiana Legal Services as a referral source; this will help the person in need with legal service and other needs.</p> <p>The PHA also keeps fliers and brochures for applicants and residents to inform them of local shelters and available 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>The PHA will consider the following changes to its Annual and Five Year Plan to be “Significant”.</p> <ul style="list-style-type: none"> • Any change required by amendment in federal states, regulations, or HUD notices that, in the opinion of MHA, has either substantial programmatic or financial, or administrative burden beyond the program under administration at the state of the Plan year. • Any change that the MHA Board determines to be significant. • Any change to demolition, disposition, or designation or conversion activities. • Modifications to MHA plan commitments which do not change the general theme, scope, direction, policy, and/or comprehensive goals of a program will be automatically qualified as “non-substantial” deviations” of the plan itself and/or in the purpose/intent of the plan commitments, and therefore would not require further MHA action; including but not limited to, formal plan amendment. • Additionally, decisions to delay or accelerate the timing of any plan initiative and/or program within the relevant five (5) year planning cycle, shall not be deemed to be a plan deviation (i.e. would qualify as a “non-deviation”), and under no circumstances would these deficient be considered to be a substantial plan deviation. <p>MHA reserves the right to interpret and apply this definition whether an action or non-action qualifies as a “substantial deviation”, “non-substantial deviation” for purposes of this definition and as applicable to MHA’s program requirements.</p> <p>MHA recognizes that the Plan is subject to the same requirements as the original plan (including timeframes). The MHA must provide for a review of the amendments/modifications by the public during a forty-five day comment period. The HA may not adopt the amendment or modification until the MHA has duly called a meeting of the Board of Commissioners that is open to the public.</p>

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (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.
B.7	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.

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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](#))

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.
