

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 PHA Name: Housing Authority of East Baton Rouge Parish PHA Code: LA003

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **10/01/2020**
PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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 <u>all</u> PHAs completing this form.
B.1	<p>Vision: To be the premier provider of affordable housing throughout the State of Louisiana with an emphasis on building sustainable communities, self-sufficient families and solid partnerships.</p> <p>Mission: The Housing Authority of East Baton Rouge Parish’ mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.</p> <p>Core Values: Excellence-Diversity-Accountability-Collaboration-Innovation</p>
B.2	<p>Strategic Direction Reposition Aging Assets Pursue Entrepreneurial Opportunities Promote Family Self-Sufficiency and Resident Services Initiatives Strengthen Partnerships Enhance Administrative Infrastructure</p> <p>Expand and Improve the Supply and Quality of Assisted Housing, Manage the PHA’s Assets and Operations to Maximize Sustainability and Ensure Efficiency,</p> <ul style="list-style-type: none"> • Continue expanding the Housing Choice Voucher (HCV) program with additional Project Based Voucher (PBV) units as part of any mixed finance new construction or renovations of existing Public Housing stock. • Continue to explore and pursue additional funding opportunities including applying for additional vouchers as available; • Issue additional vouchers throughout the year as funding allows; • Leverage private and public funds for new development of affordable housing; • Complete portfolio RAD conversions on all Public Housing properties; • EBRPHA/Partners Southeast will explore the feasibility of creating and/or securing opportunity zone funds to support the public housing repositioning strategy; • Offer landlord information seminars throughout the year; • Strive for high performer status under HUD’s Public Housing Assessment System including physical condition, financial condition, management operations, and capital fund management; • Maintain high performer status under HUD’s Section Eight Management Assessment Program with minimum 95% utilization rate, 100% Housing Quality Standards inspections and enforcement, accurate rent calculations; • Maintain existing properties to ensure they meet or exceed safety and living standards; • Improve customer service to families, partners, and other customers. <p>Promote Self Sufficiency for Clients</p> <ul style="list-style-type: none"> • In coordination with partner agencies, reevaluate HCV Homeownership Program success and make needed changes to improve and expand. • Implementation of a Family Self Sufficiency (FSS) Program within the HCV Program. • Identify and promote economic and educational opportunities for residents and work with community partners to improve access; • Take an active advocacy role with residents; • Provide resources and referrals to assist residents with achieving financial security and goals; • Link participants to social services and case managers to address physical and mental issues; • Expand Section 3 employment opportunities. <p>Identify and Implement Programs to Create a Continuum of Care for Elderly and/or Residents with Disabilities</p> <ul style="list-style-type: none"> • Engage and provide referrals to partners who can provide assisted living for residents who can no longer meet their obligations as independent tenants due to aging or disability; • Identify physical and programmatic changes needed to accommodate aging in place; • Provide housing preference for elderly and/or disabled.

B.3**REPORT ON PROGRESS**

The EBRPHA was awarded a Choice Neighborhood Initiative Implementation Grant of \$29.5 million in September 2019. The EBRPHA is currently collaborating with the City of Baton Rouge and other community partners on a major redevelopment of a section of the City including AMP LA003000004, Ardenwood Village, a 93-unit family development.

Over the past five years, the EBRPHA has increased its voucher allocation by 562 vouchers.

On July 1, 2019, the EBRPHA obtained 413 vouchers from the transfer of the City of Plaquemine and City of Baton Rouge Housing Choice Voucher Programs to EBRPHA.

We have obtained 87 Veterans Administration Supportive Housing (VASH) Vouchers over the past several years.

The EBRPHA received 62 Tenant Protection vouchers providing housing assistance with the relocation of families from a terminated HUD Multi-Family HAP contract where the property did not meet Housing Quality Standards.

A HUD Resident Opportunities and Self Sufficiency Grant was received to employ a coordinator to obtain services/programs for Public Housing residents in efforts to reach self-sufficiency.

Homeownership

The EBRPHA operates a Section 8 Voucher Homeownership Program. At the time of this writing, there are fourteen (14) homeowners. There are up to 100 vouchers set aside for this program. The program's success rate is being reevaluated.

Project-based Vouchers

EBRPHA sought approval for up to 20% set aside of its voucher allocation to support PHA new development. Currently, 126 PBV vouchers are in use: Willow Creek family housing 28 vouchers, Autumn Place family housing 28 vouchers, River South PH2 30 vouchers and Roosevelt Terrace family housing 40 vouchers. Each PBV site has a set aside for Permanent Supportive Housing.

Future plans for redevelopment of existing Public Housing stock will include the use of additional project-based vouchers. The PHA does not have current plans to approve any project-based vouchering in the private sector and outside of its own new and redevelopment. This allocation is consistent with EBRPHA's goal to provide quality affordable housing to low-income families.

Demolition - Disposition

At the time of plan submission, the PHA is preparing disposition applications on Turner Plaza (187 units) and Sharlo Terrace (78 units), all elderly/disabled single.

The EBRPHA received HUD approval of its portfolio wide RAD conversion application. Currently, applications on Autumn Place, Willow Creek, and Riversouth PH 1 public housing units are being finalized for conversion to PBV (61 units) with straight subsidy conversion. The next scheduled conversion will be Duane Street, 29 family units. Duane Street will undergo major rehabilitation. Over the next five years, the remaining public housing properties will undergo RAD conversions with rehabilitation, demolition, and/or disposition.

RAD conversion of Roosevelt Terrace with major rehabilitation consisting of 40 Project Based Vouchers was completed.

EBRPHA HOPE VI scattered vacant land in the Old South Baton Rouge area of East Baton Rouge Parish not being used for new development due to lack of resources or not being suitable, will be considered for disposition.

Development

The Cypress at Gardere, 99 unit elderly only project is scheduled to close and construction start in 4th quarter of 2020. Completion is schedule within 12 to 15 months.

Cypress River Lofts Predevelopment activities continue with the mixed-income, family deal in Old South Baton Rouge adjacent to the River South LIHTC site. Partners Southeast, the EBRPHA nonprofit arm, was awarded \$1.5M in "permanent takeout" funds by LHC related to the Restore Louisiana housing recovery funds for fifteen (15) units. In April 2019, LHC awarded an additional \$1,155,000 for a total grant amount of \$3,315,000.

Cypress at Ardendale – Phase I (172 unit Family Development) Partners Southeast and its developer partner will submit a 4% LIHTC application for a new construction, family deal to assist with the redevelopment efforts within the CNI Planning Grant Area. Staff applied for supplemental funds in the 2018 CDBG Piggyback NOFA in March 2018. In June 2018, LHC announced the award of \$4.57M for the project.

The Banyan Foundation, was awarded a 9% LIHTC deal for Capstone at Scotlandville (formerly known as "Elm Grove") a \$16.2M 84-unit, family community. EBRPHA/Partners Southeast entered in a joint venture with the Foundation.

Clarksdale Redevelopment Partners Southeast has begun the process of creating a redevelopment concept that may include student housing as well as mixed-income housing directly across from Southern University and Southern University Lab School.

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. The EBRPHA has an Emergency Transfer Plan in all PHA Programs to address family needs associated with domestic violence. We work with local organizations and the City Parish District Attorney’s office.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The East Baton Rouge Parish Housing Authority defines the term “ Significant Amendment and Substantial Deviation/Modification” as any change with regard to Demolition or Disposition, Housing Designation, Homeownership Plan, Conversion Activities, and Capital Improvements not previously documented in the CFP 5- year Action Plan and/or Annual Statement that exceed \$250,000.</p> <p>As part of the Rental Assistance Demonstration (RAD), the Housing Authority of East Baton Rouge Parish redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion.
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\(4\)\(e\)](#)

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.

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: Housing Authority of East Baton Rouge Parish PHA Code: LA003 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>913</u> Number of Housing Choice Vouchers (HCVs) <u>4427</u> Total Combined Units/Vouchers <u>5340</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The EBRPHA Five-Year and Annual Agency Plans are available on the agency website at www.ebrpha.org and posted at all EBRPHA administrative and management (AMP) offices.</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="141 1486 1424 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> </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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Lead PHA:																											

B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>Statement of Housing Needs - Lack of safe, adequate and affordable housing continues to be the biggest issue facing the Baton Rouge area. According to maps in the Louisiana Housing Corporation’s 2019 Housing Needs Assessment, notable housing problems in Baton Rouge are aging housing stock, overcrowding, inadequate rentals, and rent stress. Housing data presented in FUTUREBR states approximately 51% of East Baton Rouge Parish’s renters spend more than 30% of their income on housing. Data taken from the City BR Draft Consolidated Plan demonstrates that 87% of extremely low-income households in the 0-30% AMI range experience one or more housing problems (lacks complete kitchen, lacks complete plumbing, more than one person per room and cost burden greater than 30%).</p> <p>The EBRPHA Housing Choice Voucher waiting list has been closed since 2010. The City of BR waiting list was consolidated with the EBRPHA waiting list when absorbed in July 2019.</p> <p><u>EBRPHA – Housing Choice Voucher (HCV) Waiting List</u></p> <ul style="list-style-type: none"> • There are 3,677 applicants on the HCV waiting list. • Housing Choice has four (4) site-specific Project Based Vouche(PBV) waiting lists: <ul style="list-style-type: none"> ○ Autumn Place (400 applicants) ○ Willow Creek (400 applicants) ○ Roosevelt Terrace (105 applicants) ○ River South – Phase II (1,411 applicants) <p><u>EBRPHA – Public Housing Waiting Lists</u></p> <ul style="list-style-type: none"> • There are 10,721 applications on file for the Public Housing eleven site-based waiting lists. Many of the applicants are on multiple lists. As a result, total applicants are much lower than total applications. Individual lists will be reopened on an as need basis. <p>Housing Choice and Public Housing mailed update requests across all waiting lists with a June 30, 2020 response deadline. Determination on accepting new applications will be made upon completion of the update process.</p> <p>Strategy for Addressing Housing Needs</p> <ul style="list-style-type: none"> • Maximize the number of affordable units available to the PHA within its current resources • Increase the number of affordable housing units <p>SEE EBRPHA 2021-2025 FIVE-YEAR PLAN</p> <p>Deconcentration: The PHA completed the annual Deconcentration Analysis. The average income for Public Housing general occupancy developments is \$15,154. A copy of the analysis is attached.</p> <p>Financial resources were updated using most current funding and estimates for FY2021. Increased from \$40,203,428 to \$43,066,027.</p> <p>Rent Determination, Operations and Management, Grievance Procedures, Community Service, and the PH pet policy are found in the H-CV Administrative Plan and the PH Admissions and Occupancy Policy. Both HCV and Public Housing have \$50 minimum rents. Public Housing also has established Flat Rents. Policies are available for review.</p> <p>Homeownership - The EBRPHA operates a HCV Homeownership Program. There are currently 14 active participants with plans to expand in the upcoming fiscal year. We will seek to partner with agencies that provide continuing education on homeownership and social service support on money management, workforce development, etc. to help clients prepare for self-sufficiency.</p>

Community Service and Self Sufficiency Programs - The EBRPHA will implement a voluntary HCV Family Self Sufficiency Program in the upcoming fiscal year.

The EBRPHA operates a Public Housing Resident Opportunities and Self Sufficiency (ROSS) grant program that provides for coordination of adult and children's services and programs.

The EBRPHA Section 3 policy is being updated and an operative program will be implemented.

Safety & Crime Prevention - The EBRPHA utilizes Baton Rouge Police Officers for additional patrolling and enforcement.

The PHA has an Emergency Transfer Plan to address domestic violence and comply with the Violence Against Women Act. We work with local domestic violence organizations and the District Attorney's Office. The PHA does not offer or have any additional services or prevention programs.

To address the agency's aging assets, the EBRPHA received HUD approval of its portfolio wide Rental Assistance Demonstration (RAD) conversion application. Public Housing properties will be addressed under separate applications submitted over the next five years. SEE AGENCY 2021-2025 FIVE-YEAR PLAN AND ANNUAL PLAN NEW ACTIVITIES BELOW

Significant Amendment Definition

The EBRPHA definition includes language on RAD specific items.

The East Baton Rouge Parish Housing Authority defines the term "Significant Amendment and Substantial Deviation/Modification" as any change with regard to Demolition or Disposition, Housing Designation, Homeownership Plan, Conversion Activities, and Capital Improvements not previously documented in the CFP 5-year Action Plan and/or Annual Statement that exceed \$250,000.

As part of the Rental Assistance Demonstration (RAD), the Housing Authority of East Baton Rouge Parish redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- | | | |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The EBRPHA was awarded a \$29.5M Choice Neighborhood Grant in September 2019 to implement its "BR Choice" initiative that will revitalize EBRPHA's Ardenwood Village (93 family units) and the surrounding Baton Rouge neighborhoods. The \$29.5 million will be invested into Housing (\$19.8 million), Neighborhood (\$4 million), Supportive Service (\$4 million), and Demolition (\$1.7 million). The initiative targets an approximately 1.6 square mile area of two adjoining neighborhoods at the heart of north Baton Rouge - Smiley Heights and Melrose East.

	<p>Cypress at Ardendale – Phase I (172 unit Family Development) A 4% LIHTC application for a new construction family development to assist with the redevelopment efforts within the CNI Grant Area will be submitted. Staff applied for supplemental funds in the 2018 CDBG Piggyback NOFA in March 2018. In June 2018, LHC announced the award of \$4.57M for the project.</p> <p>Ardendale Senior – (70 Elderly Only) An application will be submitted for the Ardendale Senior project in the 2020 QAP round in the Fall.</p> <p>The Cypress at Gardere, 99 unit, elderly only, PBV project is scheduled to close and construction start in 4th quarter of 2020. Completion is schedule within 12 to 15 months.</p> <p>Disposition applications on Turner Plaza (187 units) and Sharlo Terrace (78 units), all elderly/disabled single, are being submitted in FY2020. The EBRPHA will apply for Tenant Protection Vouchers.</p> <p>The EBRPHA received HUD approval of its portfolio wide RAD conversion application. Currently, applications on Autumn Place, Willow Creek, and Riversouth PH 1 public housing units are being finalized for conversion to PBV (61 units) with straight subsidy conversion. We anticipate closing in the last quarter of 2020. The next scheduled conversion will be Duane Street, 29 family units. A tax credit application will be submitted on Duane Street for major rehabilitation. For the Clarksdale Redevelopment under RAD conversion, we have begun the process of creating a redevelopment concept that may include student housing as well as mixed-income housing directly across from Southern University and Southern University Lab School. Over the next five years, the remaining public housing properties will undergo RAD conversions with rehabilitation, demolition, and/or disposition. The EBRPHA will utilize project based vouchers for the conversions.</p> <p>EBRPHA currently has 126 project- based vouchers in four mixed finance properties, including one 40 unit RAD conversion. An additional 99 project- based vouchers have been committed and will be utilized at the mixed finance development, Cypress at Gardere. Future Public Housing RAD conversions will also utilize project- based vouchers.</p> <p>The EBRPHA has not and does not have plans to allocate project- based vouchers to any private development/properties in the community. Utilization of project based vouchers is restricted to agency development/new construction of affordable housing.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y. N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The EBRPHA was awarded a Choice Neighborhood Initiative Implementation Grant of \$29.5 million in September 2019. The EBRPHA is currently collaborating with the City of Baton Rouge and other community partners on a major redevelopment of a section of the City including AMP LA003000004, Ardenwood Village, a 93-unit family development.</p> <p>Over the past five years, the EBRPHA has increased its voucher allocation by 562 vouchers. On July 1, 2019, the EBRPHA obtained 413 vouchers from the transfer of the City of Plaquemine and City of Baton Rouge Housing Choice Voucher Programs to EBRPHA. We have obtained 87 Veterans Administration Supportive Housing (VASH) Vouchers over the past several years. The EBRPHA received 62 Tenant Protection vouchers providing housing assistance with the relocation of families from a terminated HUD Multi-Family HAP contract where the property did not meet Housing Quality Standards.</p>

	<p>A HUD Resident Opportunities and Self Sufficiency Grant was received to employ a coordinator to obtain services/programs for Public Housing residents in efforts to reach self-sufficiency.</p> <p>Project-based Vouchers EBRPHA sought approval for up to 20% set aside of its voucher allocation to support PHA new development. Currently, 126 PBV vouchers are in use: Willow Creek family housing 28 vouchers, Autumn Place family housing 28 vouchers, River South PH2 30 vouchers and Roosevelt Terrace family housing 40 vouchers. Each PBV site has a set aside for Permanent Supportive Housing.</p> <p>Demolition - Disposition At the time of plan submission, the PHA is preparing disposition applications on Turner Plaza (187 units) and Sharlo Terrace (78 units), all elderly/disabled single.</p> <p>The EBRPHA received HUD approval of its portfolio wide RAD conversion application. Currently, applications on Autumn Place, Willow Creek, and Riversouth PH 1 public housing units are being finalized for conversion to PBV (61 units) with straight subsidy conversion. The next scheduled conversion will be Duane Street, 29 family units. Duane Street will undergo major rehabilitation. Over the next five years, the remaining public housing properties will undergo RAD conversions with rehabilitation, demolition, and/or disposition.</p> <p>EBRPHA HOPE VI scattered vacant land in the Old South Baton Rouge area of East Baton Rouge Parish not being used for new development due to lack of resources or not being suitable, will be considered for disposition</p> <p>Development The Cypress at Gardere, 99 unit elderly only project is scheduled to close and construction start in 4th quarter of 2020. Completion is schedule within 12 to 15 months.</p> <p>Cypress River Lofts Predevelopment activities continue with the mixed-income, family deal in Old South Baton Rouge adjacent to the River South LIHTC site. Partners Southeast, the EBRPHA nonprofit arm, was awarded \$1.5M in “permanent takeout” funds by LHC related to the Restore Louisiana housing recovery funds for fifteen (15) units. In April 2019, LHC awarded an additional \$1,155,000 for a total grant amount of \$3,315,000.</p> <p>Cypress at Ardendale – Phase I (172 unit Family Development) Partners Southeast and its developer partner will submit a 4% LIHTC application for a new construction, family deal to assist with the redevelopment efforts within the CNI Planning Grant Area. Staff applied for supplemental funds in the 2018 CDBG Piggyback NOFA in March 2018. In June 2018, LHC announced the award of \$4.57M for the project.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the 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>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The EBRPHA revised CFP 2018-2022 Five-Year Plan was approved by HUD 6-28-2020.

PHA Five Year Plan 2021-2025
PHA Annual Plan FYB 10-21-2020
Including Disposition of Sharlo Terrace and Turner Plaza
Resident Advisory Board Member Comments/Questions

1. Are there going to be building sites just for disabled residents?
At the current time, there are no plans to build a property for disabled only residents.
2. When will you begin to hire section 3 resident employees?
The PHA is updating its Section 3 policy and will be hiring a Section 3 Coordinator. In the meantime, if and when there are any job openings for the Authority, the position advertisements are posted at the properties. Anyone that qualifies and is interested may apply. There has been no construction for some time. On future construction contracts such as Cypress at Gardere and Ardendale and service contracts such as lawn service, when hiring will take place, contractors will be required to comply with the Section 3 policy giving residents employment opportunities. More information is forthcoming. Resident Services Coordinators will keep Resident Councils informed.
3. What is demolition -disposition for Turner and Sharlo?
Turner Plaza and Sharlo Terrace are scheduled for disposition which means the properties will be sold. This was initially discussed during RAD meetings with all residents and more recently with the Resident Councils of those two properties.
4. When will Duane street undergo rehabilitation?
This is part of the overall RAD conversion. The EBRPHA submitted a tax credit application for funding in October. If awarded, the rehabilitation project would be planned and implemented over the next 24 months.
5. What do you mean when you say that you have voucher allocation?
The voucher allocation is the number of vouchers funded by HUD for our Housing Authority. On disposition and RAD conversions, new allocations are received.
6. Will residents be forced to go to the new senior site Cypress at Gardere?
NO. Elderly residents of Turner Plaza and Sharlo Terrace will have first right to occupancy at Cypress at Gardere but may choose to receive a voucher.
7. How do residents apply or become eligible to move to new developments?
New developments not associated with RAD Conversion or demolition/ disposition are owned and have management oversight by the PHA's nonprofit, Partners Southeast. Tenant selection and leasing is determined and put into policy for those properties. Disposition or demolition with new construction, and/or rehabilitation through the PHA's RAD Program provides first rights to residents of the property effected by the action.
8. How much notice will residents be given when a site/ development is being rebuilt and residents need to vacate?
Residents will always receive notice in advance of relocation. There are HUD requirements the PHA must follow. Several notices and group meetings as well as individual counseling sessions occur in advance of a relocation.
9. When will residents be allowed to transfer again during the COVID-19 crisis?
Limited transfers in accordance with policy are currently approved.
10. Is it true that term limits are coming to public housing for new residents that move into PHA's new buildings?
I am not aware of any new rule or regulation on public housing term limits.

Development #	Development	Avg. Income	EIR Range
LA003001	Monte Sano	\$ 15,969	Within
LA003002	Clarksdale	\$ 14,657	Within
LA003004	Duane	\$ 16,496	Within
LA003005	Turner	N/A	
LA003006	Ardenwood	\$ 14,897	Within
LA003008	Kelly Terrace	\$ 14,048	Within
LA003009	Wood Plaza	\$ 10,970	Below
LA003011	Zion Terrace	\$ 13,353	Within
LA003013	Capital Square	\$ 18,258	Above
LA003014	Scotland Villa	\$ 16,958	Within
LA003015	Sharlo Terrace	N/A	
LA003016	RiverSouth	\$ 15,934	Within
Average		\$ 15,154	
85%		\$ 12,881	
115%		\$ 17,427	

*Avg. income falls within Extremely Low to Very Low for all developments.

Baton Rouge, LA HUD

Metro FMR Area

FY 2020 Income Limit

Persons in Family

	1	2	3	4	5	6	7	8
Very Low (50%)	27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
Extremely Low Income	16,500	18,850	21,720	26,200	30,680	35,160	39,640	44,120
Low (80%) Income	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10-21-2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

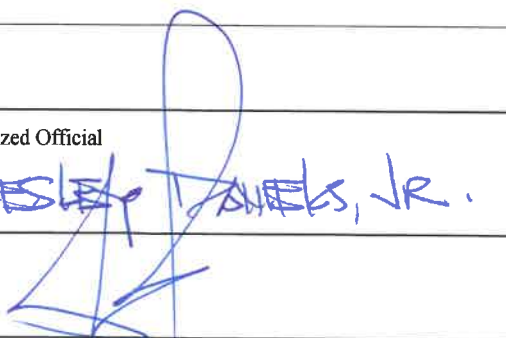
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of East Baton Rouge Parish
 PHA Name

LA003
 PHA Number/HA Code

- Annual PHA Plan for Fiscal Year **2021**
- 5-Year PHA Plan for Fiscal Years **2021 - 2025**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
V. Wesley Daniels, Jr.	Chief Executive Officer
Signature	Date
	11/16/2020

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sharon Weston Broome, the Mayor-President
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Housing Authority of East Baton Rouge Parish
PHA Name


is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the
City of Baton Rouge, Parish of East Baton Rouge
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA's Five Year Plan incorporates repositioning of its aging assets along with improving and increasing the housing stock under the Choice Neighborhood Initiative, portfolio-wide Rental Assistance Demonstration conversion and disposition. The plan also includes developing new communities and promoting family self-sufficiency and home ownership.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Sharon Weston Broome	Mayor-President
Signature 	Date <u>11/6/2020</u>