

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: 03/31/2024

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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																										
A.1	PHA Name: EAST BATON ROUGE PARISH HOUSING AUTHORITY PHA Code: LA003 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 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. EBRPHA draft plans and policy revisions are posted on the following platforms and locations: • Agency's website at www.ebrpha.org • Central Office – 4731 North Blvd, Baton Rouge, LA 70806 • Monte Sano Village – 3002 E Mason Ave, Baton Rouge, LA 70805 • Wood Plaza – 9990 Ave J, Baton Rouge, LA 70807 • Scotland Villa – 10666 Scotland Ave, Baton Rouge, LA 70807 • Clarksdale – 801 Swan St, Baton Rouge, LA 70807 • Zion Terrace – 5958 Cadillac St, Baton Rouge LA 70811 • Kelly Terrace – 999 Rosenwald Rd, Baton Rouge, LA 70807 • Turner Plaza – 4546 North St, Baton Rouge, LA 70806 • Ardenwood – 1957 N Ardenwood, Baton Rouge, LA 70806 • Capital Square – 700 N 17th St, Baton Rouge, LA 70806 • Duane St – 1701 Duane St, Baton Rouge, LA 70806 • Sharlo Terrace – 4915 Alvin Dark Dr, Baton Rouge, LA 70820 ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table><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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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																										

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. The Housing Authority of East Baton Rouge Parish’s mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.
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. Expand and Improve the Supply and Quality of Assisted Housing and Manage the PHA’s Assets and Operations to Maximize Sustainability and Ensure Efficiency • Continue implementing program changes as required under NSPIRE and HOTMA regulations • Continue to expand 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 • Maximize voucher utilization as funding allows • Implement exceptional payment standards to ensure families have access to quality affordable housing in increasingly competitive housing market • Continue to offer landlord informational seminars and to recruit new landlords • Engage with community partners to promote healthy and affordable housing • Leverage private and public funds for new development of affordable housing • Complete portfolio-wide conversion of all Public Housing communities through RAD, Section 32, Section 18, and/or other HUD initiatives. • In conjunction with Partners Southeast, explore feasibility of creating and/or securing opportunity zone funds to support the Public Housing repositioning strategy • Continue modernization activities to interior dwelling units to prepare the units for occupancy as part of vacancy reduction plan • Strive for High Performer status under HUD’s Public Housing Assessment System • Strive for High Performer status under HUD’s Section Eight Management Assessment Program • Focus on improving customer service to families and partners • Completion of Choice Neighborhood Implementation grant for EBRPHA’s “BR Choice” initiative Promote Self-Sufficiency for Families • Engage with community partners to create and promote services for program participants • Identify and promote economic and educational opportunities for families and work with community partners to improve access • Take an active advocacy role with participant families • Encourage families to utilize rental assistance in areas of opportunity • Partner with organizations and services to increase digital access and literacy for residents • Promote homeownership through HCV Homeownership Option and through partner programs • Continue to expand the Family Self-Sufficiency program • Expand Section 3 employment opportunities • Apply for ROSS grant funding to employ a coordinator to obtain services/programs for Public Housing residents • Expand coordination of our Resident Services, FSS and ROSS programs to increase efficiency and strengthen engagement Identify and Implement Programs and Services for Elderly and/or Disabled • Link participants to social services and case managers to address physical and mental health issues • Host an annual Community Health Fair to bring services and interventions to residents and surrounding community • Incorporate senior housing in redevelopment plans whenever possible • Provide housing preference for elderly and/or disabled • Identify physical and programmatic changes needed to accommodate aging in place • 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 and/or disability

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. EBRPHA's core housing programs are focused on continued improvement. Public Housing received NSPIRE scores between 90% and 98% July 2024. Staff have utilized CFP funds as part of its modernization and vacancy reduction plans. Occupancy continues to increase across our communities. All staff have received NSPIRE and HOTMA training and meet weekly to address issues and review progress on meeting goals. Resident Services has greatly expanded activities and services across our communities and implemented a highly successful Community Health Fair which has turned into an annual event. Partnerships with Southern University's School of Nursing and Baton Rouge General have yielded regular visits to each community through their respective mobile health units. We received an Emergency Safety and Security Grant for our Sharlo Terrace community to implement safety and security upgrades. We engaged with Baton Rouge Police Department to upgrade implement security cameras at three of our communities. Through partnerships with BR Roots and Blue Cross Blue Shield our participants have established community gardens and "freezerators" that preserve harvests so participants have access to healthy fruits and vegetables. BR Roots also plants additional trees at each community. Through a partnership with the Cox Family Foundation and PCs for People, we were able to provide 100 laptop and desktop computers to participants at several housing communities. We continue to seek ways to decrease the digital divide for our families. Over the past five years, EBRPHA has increased its voucher allocation by 562 vouchers. We have increased the VASH allocation to 101 vouchers and added 64 Emergency Housing Vouchers. Our HCV waiting list has a preference for elderly and/or disabled and for homeless veterans. We have increased our PBV and RAD-PBV to a total of 305 vouchers across seven communities. Each community has a set-aside for Permanent Supportive Housing to help address the needs of elderly and/or disabled. Additionally, Cypress Pinchback is a PBV senior housing community, that completed construction in August 2022, was designed to accommodate the needs of an elderly population so that they may maintain their independence for as long as possible. One such innovation is our collaboration with Entergy with the installation of two state-of-the-art backup generators at Cypress Pinchback through the Power Through Program. These generators not only ensure uninterrupted power for Cypress Pinchback's 99-unit senior housing community during outages but also strengthens the electric grid for the surrounding neighborhoods. Future plans for redevelopment of Public Housing stock will include the use of additional project-based vouchers. The PHA does not have plans currently to approve any project-based vouchering in the private sector and outside of its own new or redeveloped communities. This allocation is consistent with EBRPHA's goal to provide quality affordable housing to low-income families. Cypress River Lofts is our newest development with 19 PBV units. Located in Old South Baton Rouge adjacent to the River South 2 community, the community is set to open in March 2025. In addition to developing affordable housing, EBRPHA has worked with partners to expand landlord participation in the HCV program. We participated in the National League of Cities Landlord Engagement Lab in connection with the City Parish of East Baton Rouge. We are foundational stakeholders in the Healthy Housing Network which regularly engages with landlords, tenants, and community leaders to address various housing issues in the City Parish. We continue to work with the City Parish Government and the Louisiana Balance of State Continuum of Care (LABOSCOC) for ways to coordinate and expand services. EBRPHA was awarded a Choice Neighborhood Initiative Implementation Grant in 2019. Through this initiative EBRPHA and Partners Southeast are transforming the Ardenwood public housing site into Cypress at Ardendale and leveraging this investment into a transformation of the Smiley Heights and Melrose East neighborhoods. Cypress at Ardendale will be a new 432-unit mixed income community consisting of 364 units of two- and three-story walk-up apartments and townhomes for families and a 70-unit senior independent living building. The project is being built in four phases with Phase I nearing completion, Phase II (senior community) starting construction in 2025, and Phases III and IV expected to close on financing needed to start construction in late 2025. In addition to creating new affordable housing (expanding the original 93-unit community to 432-units), the new community will connect the surrounding neighborhoods with key education and employment centers, creating connectivity of educational assets from cradle to career. The community will include a half-acre urban park designed by BREC, a clubhouse featuring a fitness center, computer lab, leasing office, and common area, with 11 acres of surrounding wetlands, all designed to foster a vibrant, walkable, and interconnected community. Through this grant and our partners, EBRPHA is transforming neighborhoods of concentrated poverty into neighborhoods of opportunity. EBRPHA was awarded a CHAP for its Turner Plaza public housing community under the RAD program. We intend to pursue a transfer of assistance to other developments to create additional affordable housing, and as with Cypress at Ardendale, to give our families and community access to neighborhoods of opportunity. We continue to engage with partners and to pursue funding opportunities to implement our vision. Our focus on customer service includes the implementation of our new enterprise software system. Landlords, applicants, and participants have greater access to their information and greater flexibility to engage with our staff. Those lacking transportation or flexibility in their schedule can accomplish most tasks electronically or through the mail. Of course, we continue to offer in-person services for those who need or prefer to do so. The HCV department established a voluntary FSS program in 2019. With the receipt of an FSS grant in 2024, we were able to hire a second FSS Coordinator so that we can expand our FSS program. EBRPHA applied for a ROSS grant in 2024 focusing on eliminating barriers to education, financial literacy, and health and wellness. We continue to promote homeownership through our HCV Homeownership Option and through partnerships with the Louisiana Housing Corporation and HOME Bank.
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. The EBRPHA has an Emergency Transfer Plan in all PHA programs to address family needs associated with domestic violence, dating violence, sexual assault, stalking, and human trafficking. We work with local organizations and the City Parish District Attorney's Office. Staff are trained in VAWA regulations and procedures. VAWA notification of rights is provided at initial briefing, included with any adverse actions, and upon request.
C.	Other Document and/or Certification Requirements.

C.1	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 5Y Action Plan 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.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☒ (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.
C.3	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.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

- 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))
- 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)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 1.64 hours per year per response or 8.2 hours per response every five years, 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.