

<b>5-Year PHA Plan (for All PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.																																					
A.1	<p><b>PHA Name:</b> <u>Housing Authority of the City of Bryan</u>      <b>PHA Code:</b> <u>TX020</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2030</u></p> <p><b>PHA Plan Submission Type:</b> X <input type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 1234 1466 1866"> <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: N/A</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: N/A																							
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<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> 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. <b>The mission of the Bryan Housing Authority is to provide quality affordable housing to families. We are dedicated to sustaining communities that promote individual responsibility, as well as creating opportunities for participants to achieve self-sufficiency and economic independence.</b>

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. **The Bryan Housing Authority goals and objectives is to serve the needs of our residents and to continue to promote and provide affordable housing in Bryan Texas. BHA's main objective is to continue to modernize our units and to improve energy efficiency. BHA has started the second phase of our four-bedroom unit modernization project. The remodeled units will first be abated of any asbestos containing hazardous materials. Abated units will receive updated electrical wiring, plumbing systems, window replacement, drywall installation, replacement or reinforcement of ceiling joist, installation of ceiling fan brace for future fan install, update cabinets and countertops, new flooring materials, replacement of attic insulation, as well as installation of washer/dryer connection. It is the goal of BHA to complete several units annually, until we address all units. Based on the length of time to complete phase one of this modernization project, we expect to complete approximately twenty (20) units over the next five years. BHA will utilize capital funds and any other available grant sources that may become available.**

**BHA will continue our R22 phase out project by replacing air conditioning units that require R22 refrigerants. This will be an ongoing process as units are replaced as they become obsolete beyond repair. The number of units replaced annually will vary.**

**Another objective of BHA is to continue to promote energy efficiency initiatives, by utilizing Energy Audit report recommendation. BHA will continue to refer to these reports to ensure that we purchase energy efficient appliances, fixtures and materials that reduce energy usage or loss, and that reduces cost and consumption.**

**BHA plans to continue to pursue opportunities for collaboration with local organizations, with the purpose of connecting residents to organizations and resources that provide wellness, health and nutrition, education, employment, senior programs, home ownership and financial literacy.**

**BHA's goal is to explore opportunities to provide additional housing in the Bryan-College Station MSA. This includes acquiring land/properties for the purposes of development and eliminating blighted properties near BHA properties. This also includes the possibilities of building new and or acquiring and renovating of existing properties as well as mixed use development. This goal includes exploring the benefits of partnering with development agencies or other organizations.**

**BHA will also implement new technological/software improvements that will benefit applicants, residents, and BHA staff. Our current software providers offer many programs platforms that allow for online services. These changes will provide for a different, quicker, and likely easier method for residents and applicants to get access to information. Implementing these changes are in line with most technological availabilities currently used and may improve housing stability by having easier access.**

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. **The Bryan Housing Authority has completed several goals and objectives from the previous five-year plan from 2020-2025. The first goal BHA met was improving safety and security. BHA has installed additional security lighting to the properties. Lighting includes replacement of and installation of LED high performance energy efficient bulbs in our current outdoor lighting structures. BHA also installed additional security light fixtures in the parking areas, near and or on BHA buildings. BHA also contracted with a security company that has since installed security cameras on all properties. The installation of security cameras was to prevent and reduce criminal activity on BHA properties. The added benefit is that it helps with assisting local law enforcement. Law enforcement is able to visually see at times actual events, which in turn helps them to more easily remove those that have chosen to participate in criminal activity on BHA properties.**

**BHA also replaced the old back security screen doors for 200 units. These olde security screen doors had been discontinued. BHA was able to replace these doors with new heavy duty half panel security screen doors. This update has improved security for the resident and improved the aesthetic of the properties. BHA has and is still currently replacing windows once replacements/repairs have been identified. Windows are being replaced with energy star rated windows that meet standard performance percentages for this area.**

**BHA's goal was to improve the properties by doing improvement projects. BHA began and completed the first phase of the modernization project. This project consisted of the same repair/updates as reflected in paragraph 1 under current goals and objectives. These units were completed in 2023. BHA has replaced the roofing on all properties. BHA had a lead-based hazards inspection completed during this time frame. There were no lead-based hazards noted within the findings of the report, therefore no remediation of the buildings/units were recommended.**

**BHA removed several trees over this time period that were identified as causing problems with damaging roofing, sidewalks or causing issues with plumbing or that was in poor health and had potential of falling into a building. BHA has also addressed identified areas of erosion on several properties and completed landscape erosion preventative maintenance.**

**BHA has and is still currently replacing air conditioning units that require R22 refrigerants. This will be an ongoing process as units are replaced as they become obsolete beyond repair.**

**BHA did begin discussion and research into bringing in additional affordable housing units, specifically a small elderly property. However, those plans or ideas were not able to be accomplished during this time period. The first reason was due to the location of the proposed development. The land was not of sufficient size to meet code requirement; in addition, the covid-19 pandemic caused BHA to switch our focus goals during this time. BHA is now preparing to revisit these topics in the near future.**

B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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><b>BHA complies with the Violence Against Women Reauthorization Act of 2022 (VAWA)</b></p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>A significant amendment or modification to the 5- Year Action Plan is a discretionary change or variation of more than 50% or fundamentally changes the mission or goals from the originally stated 5-Year Plan. This will require board approval, after the comment period, and HUD review and approval.</b></p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Pending Completion of Public Comment Period. Any resident comments will be included within the final submission.</b></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>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>Signed HUD form 50077-SL will be included the final submission</b></p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p><b>Pending Completion of Public Comment Period. Any challenges will be included within the final submission.</b></p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

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*

**Bryan Housing Authority is obligated to and affirmatively furthers fair housing in the administration of its public housing program, by complying with all federal, state, or local regulations governing fair housing and equal opportunity in housing. BHA 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 within those programs; addresses those impediments in a reasonable fashion in view of the resources available;**

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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.

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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.