

**PHA 5-Year and Annual Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**OMB No. 2577-0226  
Expires 4/30/2011**

1.0	<b>PHA Information</b> PHA Name: <u>Brunswick Housing Authority</u> PHA Code: <u>ME006</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>191</u> Number of HCV units: <u>453</u>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<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:  <p style="text-align: center;"><b>It shall be the mission of the Brunswick Housing Authority to provide decent, safe and affordable housing to those in need by preserving and maintaining our existing housing portfolio at a high level of quality and to facilitate and develop additional affordable housing as necessary based on identified needs in our community.</b></p>				

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Reposition Public Housing:**

- **Participate in HUD's Streamlined Voluntary Conversion (SVC) program.** BHA would convert all 191 units and accessory non-dwelling buildings under an SVC application. This includes Woodlawn Tower, Woodlawn Terrace, Perryman Village and our maintenance facility on Thomas Point Rd. The repositioned former Public Housing (PH) Units would be retained by Brunswick Housing Authority with a ground lease executed with the Greater Brunswick Housing Corporation to manage the units as affordable housing. BHA will apply for Tenant Protection Vouchers (191) which will be issued to all residents and for any unit that has been occupied within the last 24 months. All residents will have the right to stay in their existing units. The BHA will seek permission from TPV holders to Project Base their voucher to their unit to maintain subsidy for the unit. The decision to allow this will be solely at the discretion of the resident. Any unit in which the resident opts to move with their TPV, The BHA will seek to Project base one of its existing Housing Choice Vouchers in the former PH unit. For those residents giving permission to PBV their tenant-based assistance, they will have the right to request the next available Housing Choice Voucher after the initial 12 months period has elapsed.

**Preserve, Create & Maintain Affordable Housing:**

- Maintain converted housing by continuing maintenance and rehabilitation efforts as funds are available
- Complete work orders in a timely manner consistent with industry standards
- Communicate with residents to determine needs and satisfaction
- Utilize Housing Choice Voucher funds at maximum sustainable levels to ensure as many households are served as possible
- **Facilitate the creation of new affordable housing units in the area through Project Based Voucher (PBV) program. BHA will use its existing capacity within the HCV program to incentivize new affordable housing in our area of jurisdiction.**
- Develop new affordable rental housing through acquisition and rehab of existing housing' new construction and or partnerships with other housing providers.
- Develop new homeownership opportunities for first time home buyers
- Collaborate with community and statewide organizations to develop new affordable housing opportunities
- Seek additional funds through new and existing funding sources
- Advocate on the needs in our communities and work with state and local officials to create laws and ordinances to encourage new affordable housing

**Foster strong resident relations through partnerships and collaboration:**

- Continue to work with existing community partners to provide services and opportunities to our residents and participants
- Look to create new partnerships to promote the well being of our residents and participants
- Provide regular opportunities to communicate with residents and participants to provide information of activities and provide feedback and comment to BHA management

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>None</b></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>Brunswick Housing Authority</b>  <b>Administrative Office</b>  <b>12 Stone Street</b>  <b>Brunswick, ME 04011</b></p> <p>BHA may also post the Annual Plan on its web site <a href="http://www.brunswickhousing.org">www.brunswickhousing.org</a></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>Brunswick Housing Authority has an application to convert its entire public housing portfolio through the Streamlined Voluntary Conversion (SVC) Program. Details of this application are provided in Section 5.2 above.</b></p>
8.0	<p><b>Capital Improvements.</b> Refer to the BHA's most recent approved CFP 5 Year Action Plan (50075.2) approved on 05/14/2019. Please note that if the BHA's plan to convert its public housing portfolio is approved by HUD, the BHA would no longer be participating in the Capital Fund Program.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <b>The BHA currently has an approved CFFP for rehabilitation of its Perryman Village development. The current debt service amount from our annual CFP allocation is \$46,847/year. We have no plans for any additional CFFP projects at this time.</b></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Attachment I</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><b>The Brunswick Housing Authority will address identified housing needs as follows:</b></p> <ol style="list-style-type: none"> <li><b>1. Apply for additional vouchers from HUD as new federal programs are developed and resources made available.</b></li> <li><b>2. Partner with area human service organizations on development and funding proposals to provide vouchers and/or housing units for their homeless and disabled clients.</b></li> <li><b>3. Partner with area non-profit developers on housing development proposals to increase the inventory of affordable in Brunswick area.</b></li> <li><b>4. Reposition its Public Housing portfolio through the Streamlined Voluntary Conversion program.</b></li> </ol>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <b>Once the 2020 plan is approved we will begin working on our identified goals.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>a. Substantial Deviation from the 5-Year Plan</b></p> <p>Substantial deviations to the 5-Year Plan are defined as discretionary changes in Administrative Plans, Continued Occupancy Policies and the proposed capital fund budget of the Brunswick Housing Authority that fundamentally change the identified polices or work items as approved by the Board of Commissioners. Substantial deviation from the 5-year Plan may occur when the Board of Commissioners deems it necessary to change the intent of the mission statement or goals of the Five-Year Plan.</p> <p><b>b. Significant Amendment or Modification to the Annual Plan</b></p> <p>Significant amendments or modifications to the 5-Year Plan are defined as discretionary changes in Administrative Plans, Continued Occupancy Policies and the proposed capital fund budget of the Brunswick Housing Authority that fundamentally change the identified polices or work items as approved by the Board of Commissioners. Significant amendments from the 5-year Plan may occur when the Board of Commissioners deems it necessary to change the intent of the mission statement or goals of the Five-Year Plan.</p>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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