5-Year PHA Plan (for All PHAs)

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

A. PHA Information. PHA Name: CLAY COUNTY HRA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 5-Year Plan Submission Revised 5-Year Plan Submission Plan Submission Type 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 the 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. How the public can access this PHA Plan: The PHA 5-Year and Annual Plan and other required information will be readily available for review at the Clay County HRA, Main Office, 116 Center Avenue East, Dilworth, MN 56529. The PHA Annual Plan and 5-Year Plan will be posted at its main office and on its website at www.claycohra.com. A.1 PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) No. of Units in Each Program PHA Program(s) not in the Program(s) in the **Participating PHAs** Code Consortia Consortia HCV B. Plan Elements. Required for all PHAs completing this form. 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 **B.1** The mission of the Clay County HRA is to strengthen and revitalize communities by providing development opportunities, quality housing and services. 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. Below are proposed goals for the Clay County HRA's 2025-2029 Plan and the progress to date: Goal 1: Improve Organizational Sustainability by stabilizing and increasing resources to provide needed services. - Objective to decrease damages and evictions and increase revenues in units owned or managed by the Clay County HRA and the Moorhead Public Housing Agency. - Objective to continue to increase efficiencies through the management of the Moorhead Public Housing Agencies. - Objective to seek all available resources to assist in meeting the affordable housing demands within the community that are cost-effective and sustainable over the long term as well as within the existing capacity of the agency. Goal 2: Preserve existing supply of quality housing that is affordable to those earning 80% of AMI or less. - Objective to preserve naturally occurring affordable housing (multi-family and single family). 10 per year. - Objective to maintain and rehabilitate units owned and managed by the Clay County HRA and Moorhead Public Housing Agency. Maintain all 391 units and rehabilitate an average of **B.2** 20 of these units per year, and obtain an A or B rating on properties inspected under the NSPIRE standard by 2025. Goal 3: Increase supply of quality housing that is affordable to those earning 80% of AMI or less. - Objective to consider project-basing HCV units as appropriate. - Objective to increase availability of rental assistance. Average increase of 20 units per year. Fully implement the State Rental Assistance Program (Bring it Home Minnesota). - Objective to providing Homeownership units for low-income people. Maintain Housing Choice Voucher Homeownership units and explore first-time homeowner opportunities. Goal 4: Combine with Moorhead Public Housing Agency by 2030. - Objective to align fiscal years by 2026. - Objective to transfer ownership of Moorhead Affordable Housing to the Clay County Affordable Housing LLC by 2027. - Objective to transfer the Maple Court Townhomes to the Clay County HRA by 2028. -Objective to obtain necessary approvals for combination of agencies by 2029. 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. B.3 Below are the goals described in the Clay County HRA's 2020-2024 Plan and the progress to date: 1. Preserve existing supply of quality housing that is affordable to those earning 80% of AMI or less. Preservation of naturally occurring affordable housing (multi-family and single family). Goal of 10 per year. Progress: Goal met for 5-year period. MN164 rehabilitated 32 units of multifamily and 40 units of single-family housing since 2020. Maintain and rehabilitate units owned and managed by the Clay County HRA. Goal to maintain all 176 units and rehabilitate 20 of these units per year. Progress: The HRA has rehabilitated 40 units of

HRA-owned Project-based Section 8 New Construction units that are under a HAP contract. The HRA has undertaken significant rehabilitation efforts in

	approximately 34 additional units as well. A new roof was installed on a 12-unit subsidized development. Developments received NSPIRE scores of 92, 96, and 100 in 2024. 2. Increasing supply of quality housing that is affordable to those earning 80% of AMI or less. Subsidized units- Goal to consider project-basing HCV units as appropriate. Progress: MN164 has not project-based additional HCV units. Increased availability of rental assistance- Goal to increase by 20 units per year. Progress: Goal met for 5-year period. The HRA has increased the number of HCV units by 242 since 2020 (159 additional Mainstream; 25 additional VASH; 30 additional TPV; 15 new EHV; 3 new FYI; 5 additional fair share units; and 5 new Housing Stability Vouchers). It has increased its state funded units by 25 in 2023. It also repurposed 48 units of Continuum of Care rental assistance to supportive services funding and transferred 10 VASH units to Bemidji HRA in 2024. The new Bring It Home Minnesota program will provide additional vouchers in 2025. Providing Homeownership opportunities for low-income people — Goal to maintain Housing Choice Voucher Homeownership units. Progress: MN164 has increased the number of HCV Homeownership units from 13 to 16 and has additional participants searching for units. 3. End Homelessness in our Community — Goal to reduce homelessness by 5% per year. Progress: MN164 has worked with the community to end veteran and unsheltered homelessness. Family and youth homelessness, our numbers have remained relatively consistent. 4. Organizational Sustainability — Goal to stabilize and increase resources to provide needed services. Progress: MN164 continues to diversify its funding sources and secured \$190,000 of ARPA funding for homeless and rehabilitation programs. In 2023, it began the management of MN017 and was awarded approximately \$405,000 in State Affordable Housing Aid from Clay County and the City of Moorhead and Barnesville. It has eliminated programming that was unsustainable to continue. 5. Transfer the en
	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.
B.4	The goal of MN164 is to ensure no child or adult victim of domestic violence, dating violence, sexual assault, or stalking is denied, terminated or evicted for reasons related to being a survivor. MN164 has established an Emergency Transfer Plan to allow victims to move to other available units owned or managed by MN164. MN164 does not deny, terminate or evict from actions directly related to being a victim of domestic violence, dating violence, sexual assault, or stalking. MN164 provides notice of VAWA protections to all program participants. MN164 provides a low-barrier certification process.
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. A Significant Amendment is a decision made by the Board of Commissioners to change the HRA's mission statement identified in the 5-Year Plan. A Substantial Deviation/Modification is a decision by the Board of Commissioners to change the HRA's goals or objectives identified in the 5-Year Plan.
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, 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. (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.

Form identification: MN164-CLAY COUNTY HRA form HUD-50075-5Y (Form ID - 518) printed by Dara Lee in HUD Secure Systems/Public Housing Portal at 10/05/2024 04:41PM EST