

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: **Braintree Housing Authority** PHA Code: **MA053**

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 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.

The completed 5-Year Plan is available for review at the Braintree Housing Authority's office, located at 25 Roosevelt Street, Braintree, MA 02184 or BHA's website at www.braintreehousingauthority.org.

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 all PHAs completing this form.

<p>B.1</p>	<p>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.</p> <p>The Braintree Housing Authority's (BHA) mission is to provide Section 8 Housing Choice Voucher participants the opportunity to live in safe and decent housing. Increasing housing opportunities by maintaining adequate subsidy payments, conducting annual HQS inspections and cause inspections. Promote the availability of safe, affordable and desirable housing options that meet the diverse, lifecycle housing needs of all participants.</p> <p>Connecting participants through our FSS Program to needed services such as career counseling, job training, domestic violence agencies, mental health resources, parenting groups and classes. Provide information empowering families to move from the bounds of poverty to economic self-sufficiency and for some, goal of homeownership.</p>
<p>B.2</p>	<p>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.</p> <p>Expand the supply of Assisted Housing</p> <ol style="list-style-type: none"> 1. Increase staff to support administering additional vouchers. 2. Apply for HCV whenever HUD provides opportunity for new funding. 3. Apply for additional VASH Vouchers. 4. Apply for Project Based Opportunities 5. Promote and increase homeownership for assisted all families <p>Improve the Quality of Assisted Housing</p> <ol style="list-style-type: none"> 1. Use 3rd party vendor, GoSection8.com to perform Rent Reasonableness, with large electronic database assures participants are obtaining rents reasonable to this market. 2. Closely monitor all HQS inspections to ensure safe and affordable housing. 3. Random HQS inspections performed each year in accordance with SEMAP 4. Maintain the HUD SEMAP High Performer designation <p>Increase Assisted Housing Choices</p> <ol style="list-style-type: none"> 1. Our Boston-Cambridge-Quincy metropolitan area is one of the top ten housing markets in the United States. Therefore, the market is very competitive. Most owners are tech savvy and use social media for listing available properties. At briefings and when assisting participants who are searching, we educate in utilizing housing search engines and provide a listing of these search engines. 2. We provide the contact information for every Community Action Program (CAP) in the State. CAPs provide community resources such as Headstart Programs, child care vouchers, computer training classes, tax preparation assistance, ESL classes, fuel assistance, money management classes, food stamp application/assistance, etc. At briefings, we discuss the benefits of living in an area of low/no poverty such as educational benefits to children and family members. We explain that the Department of Education gives statistics on every town's high school graduation percentage rate and continuing on to college statistics. We discuss the direct correlation between living in a non-poverty town and a successful school experience. 3. Exploration and potential implementation of project basing an amount existing HCV 4. Seeking to project base additional VASH Vouchers. <p>FSS Program</p> <p>To continue the FSS Program, to promote self-sufficiency by referring and encouraging participants to attend budgeting programs, job trainings, credit repair counseling, first time home buyer's courses etc. The Braintree Housing Authority is always looking to foster new partnerships within the community, as well as maintaining existing partnerships. Continue the Homeownership to support the FSS graduates whose goal is to achieve homeownership.</p>

<p>B.3</p>	<p>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.</p> <p>Expand the Supply of Housing</p> <ul style="list-style-type: none"> • BHA has received an additional 5 VASH vouchers since 2015, for a total of 90 VASH vouchers • BHA has project-based 5 VASH vouchers in collaboration with Father Bills Main Spring and Neighbor Works Southern Mass • <p>Improve the Quality of Assisted Housing – The BHA has continued to:</p> <ul style="list-style-type: none"> • Ensuring every unit passes an HQS inspection prior to move in and annually. Random quality inspections will be completed each year in accordance with SEMAP. • Tracking inspections. Suspending and/or abating, HAP payments and/or terminating HAP contracts with owners who fail to provide units that pass HQS inspections. • Educating participants to report HQS violations to the BHA. <p>Increase Assisted Housing Choices</p> <ul style="list-style-type: none"> • Collaborated with Town of Braintree, Quincy, Weymouth and Milton in presenting 4 trainings on fair housing laws to landlords, so to educate and not deny housing by violating fair housing laws. • Maintained payment standards at a level that reflects the rental market. • Maintaining the Home Ownership Program. The BHA has 4 Home Ownership participants <p>Promote Self-Sufficiency through the FSS Program</p> <ul style="list-style-type: none"> • The Braintree Housing Authority currently has 41 FSS participants. • We've averaged 37 over the last few years. • Averaged graduation rate is 5 per year with an escrow average of \$11,453. • Four participants went on to purchase homes privately and one is home searching utilizing their HCV. • Two participants graduated with their B.A., two with their A.S., one is working on her master's degree and five are currently working on their B.A.
<p>B.4</p>	<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. Braintree Housing Authority is committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by BHA. The BHA will collaborate with law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence and stalking.</p> <p>BHA provides all participants with information about VAWA at the time of admission and at annual reexamination. The VAWA information provided to applicants and participants consists of the Notice of Occupancy Rights under the Violence Against Women Act (HUD 5380) and Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking and Alternative Documentation (HUD 5382).</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Substantial deviation(s) or significant amendments(s) or modification(s) are defined as discretionary changes in the plans or policies of the Braintree Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Braintree Housing Authority Board of Commissioners.</p>

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (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.
B.7	Certification by State or Local Officials. Form HUD <u>50077-SL</u> , <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.