

<h1>5-Year PHA Plan</h1> <h2>(for All PHAs)</h2>	<p><b>U.S. Department of Housing and Urban Development</b>  <b>Office of Public and Indian Housing</b></p>	<p><b>OMB No. 2577-0226 Expires</b>  <b>03/31/2024</b></p>
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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.

<b>A.</b>	<b>PHA Information.</b>																		
A.1	<p><b>PHA Name:</b> New Braunfels Housing Authority      <b>PHA Code:</b> TX343  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2024  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2024-2028  <b>Plan Submission Type</b>   <input checked="" 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 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.</p> <p><b>How the public can access this PHA Plan:</b> The Resident Advisory Board notices along with the draft of the 2024-2028 Five Year Plan will be sent via mail to each participant. The 2024-2028 Five Year Plan is also available on NBHA website at www.nbhatx.us and the Administrative Office located at 300 Laurel Ln, New Braunfels, TX 78130. The draft of the 2024-2028 Five Year Plan Public Hearing will be presented at the NBHA Board of Commissioners meeting for approval on July 18, 2024, held at the Laurel Plaza Community Center, 300 Laurel Ln, New Braunfels, TX 78130 at 5:30 p.m.</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="184 1063 2011 1123"> <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> </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						
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<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>																		
B.1	<p><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> <p><b>Our mission is to provide opportunities to individuals who experience barriers to housing because of income, disability, or special needs through NBHA programs which include Low Income Public Housing, Housing Choice Voucher (Formerly Section 8), Veterans Affairs Supportive Housing (VASH), and Project-based vouchers (PBVs).Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.</b></p>																		

B.2	<p><b>Goals and Objectives.</b> 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><b>It is our goal to fulfill that mission in an environment that preserves personal dignity and in a manner that maintains the public trust. NBHA will fulfill this goal by exploring possible conversion and/or redevelopment strategies for NBHA's portfolio and implement the strategies as opportunities arise, to ensure long term sustainability and optimize resident quality of life. NBHA will continue to comply with HUD laws and requirements such as the upcoming changes for HOTMA Compliance with ACOP, LEASE, Admin Plan and HIP by January 1, 2025 or as soon as HUD is HIP compliant if that occurs after January 1, 2025.</b></p>
B.3	<p><b>Progress Report.</b> 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><b>NBHA continue to maintain and modernize housing units ensuring each unit is decent, safe, sanitary, and in good repair through the use of Capital Fund Program as they become available.</b></p>
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>NBHA adopts within its Program Administrative Plan policies including: Emergency Transfer Move Plan, Notice to Housing Choice Voucher Owners and Managers, VAWA Policy and Standard Operating Procedures to follow up on an applicant, resident or participant claiming VAWA Notice of Occupancy Rights.</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>
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?  Y <input checked="" type="checkbox"/> N <input type="checkbox"/></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> <p><b>The Public Hearing Notice is scheduled for the next board meeting in July 18, 2024. This will be updated with RAB recommendations after the Public Hearing.</b></p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>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.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p><b>The Public Hearing Notice is scheduled for the next board meeting in July 18, 2024. This will be updated with RAB recommendations after the Public Hearing.</b></p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>		
D.1	<p>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.)</p> <p>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.</p> <table border="1" data-bbox="184 324 2020 584"> <tr> <td data-bbox="184 324 2020 381"><b>Fair Housing Goal: Publish waitlists for all applicants regardless of protective status requirements.</b></td> </tr> <tr> <td data-bbox="184 381 2020 584"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p><b>Publish all pertinent materials on the City of New Braunfels Housing Authority website with the HUD Equal Opportunity logo.</b></p> </td> </tr> </table>	<b>Fair Housing Goal: Publish waitlists for all applicants regardless of protective status requirements.</b>	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p><b>Publish all pertinent materials on the City of New Braunfels Housing Authority website with the HUD Equal Opportunity logo.</b></p>
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**Form identification:** TX343-New Braunfels Housing Authority form HUD-50075-5Y (Form ID - 258) printed by Isabel Lee in HUD Secure Systems/Public Housing Portal at 06/12/2024 08:44AM EST

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