

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: The Housing Authority of the City of Biloxi PHA Code: MS005</p> <p>PHA Plan for Fiscal Year Beginning: 01/01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p style="text-align: center;">The Five-Year Plan for The Housing Authority of the City of Biloxi may be viewed by the public at the following locations:</p> <p style="text-align: center;">Attachment “A”</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 1255 1463 1892"> <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:</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:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<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 Housing Authority’s Mission is to Develop, Support and Sustain, Safe Quality Housing Communities and to encourage self-sufficiency to meet the needs of low-income/extremely low-income families in the PHA’s jurisdiction and ensure equal opportunity in housing.</p> <p>It is The Housing Authority of the City of Biloxi’s Vision to enhance lives by building strong Communities, Empowering Residents and Building Partnerships.</p>
B.2	<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>A. Increase the availability of affordable housing</p> <ol style="list-style-type: none"> 1. By expanding the supply of assisted housing through additional vouchers and a reduction in vacancies 2. By improving the quality of assisted housing <p>B. Promote self-sufficiency and asset development of families and individuals</p> <ol style="list-style-type: none"> 1. By increasing the number of employed residents 2. By increasing resident employability 3. By providing supportive services to residents <p>C. Ensure equal opportunity in housing for all Americans</p> <ol style="list-style-type: none"> 1. By undertaking affirmative measures <p>D. Increase customer satisfaction</p> <p>E. Increase assisted housing choices</p> <p>F. Improve community quality of life and economic viability</p> <ol style="list-style-type: none"> 1. By deconcentrating poverty 2. By designating specific developments for elderly or family
B.3	<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 style="text-align: center;">Attachment “B”</p>
B.4	<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.</p> <p style="text-align: center;">Attachment “C”</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;">Attachment “D”</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <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 style="text-align: center;">Attachment “E”</p>

B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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 style="text-align: center;">Attachment “F”</p>
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Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **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. 5-Year Plan.

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\(b\)\(1\)\)](#) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

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\(a\)\(3\)\)](#)

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide 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\(a\), 24 CFR §903.19\)](#)

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 .76 hours per response, 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.

Attachment "A"

A.1 PHA Information

The Housing Authority of the City of Biloxi proposed, and prior Five Year and Annual Plans are available for review at the following locations.

- The Housing Authority of the City of Biloxi, Main Office
330 Benachi Avenue, Biloxi, MS 39530
- Section 8 Assisted Housing/Intake Office
154 Porter Avenue, Biloxi, MS 39530
- Oakwood Village
330 Benachi Avenue, Biloxi, MS 39530
- Bayview Place
449 Dr. Gilbert Mason Drive, Biloxi, MS 39530
- Cadet Point
200 Maple Street, Biloxi, MS 39530
- Seashore Oaks
1450- A Beach Blvd, Biloxi, MS 39530
- Suncoast Villa
225 Elmira Drive, Biloxi, MS 39531
- McDonnell Avenue Apartments
242 McDonnell Avenue, Biloxi, MS 39531
- Beauvoir Pass
312 Agincourt Avenue, Biloxi, MS 39531
- Gulfshore Villas
2301 Atkinson Road, Biloxi, MS 39531
- Covenant Square Apartments
270 Covenant Square Drive, Biloxi, MS 39531
- Fernwood Place
2775 Fernwood Road, Biloxi, MS 39531
- Biloxi Housing Authority Official Website
www.biloxihousing.org

Attachment “B”

B.3 - Progress Report

A. Increase the availability of affordable housing

The Housing Authority of the City of Biloxi had a Section 8 Housing Choice Voucher Program consisting of 444 Tenant Based Vouchers. The agency applied for and received 148 VASH Vouchers in 2015, increasing the number of participants and expanding the Section 8 Housing Choice Voucher (HCV) Program. In 2017, the agency applied for 10 additional VASH Vouchers which were received, expanding the VASH Program to 158 vouchers and the HCV Program within the agency’s jurisdiction to 602 participants.

In order to improve the quality of assisted housing, The Housing Authority of the City of Biloxi has procured contractors to perform repairs and renovations to properties owned and managed by the agency. The Bayview Place units were scheduled for repairs and renovations in two phases, with the first phase contracted in 2018 and completed in July of 2019. The second phase was contracted in July of 2019 with work in progress through December 31, 2019, the target date for completion. There are additional housing units that were contracted in July of 2019 for Exterior Repairs and Painting at Oakwood Village, Covenant Square and Suncoast Villa, owned and managed by our agency.

B. Promote self-sufficiency and asset development of families and individuals

The Family Self-Sufficiency Program is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic and self-sufficiency. The FSS Program offered by our agency has been instrumental in empowering residents to become more independent through counseling in areas of education and employment. Through our partners in the community, residents may attend job fairs and other events that promote and assist them in obtaining gainful employment. The agency is partners with local businesses, schools and welfare agencies. Participating families can complete a comprehensive program that develops life-skills and provides better opportunities for higher paying jobs and employment. Some of our partners that provide these services are; Bethel Free Clinic; Coastal Family Health Center; Gulf Coast Community Action Agency; CFHC Mobile Medical Clinic; The Claudia Jones Computer and Learning Center; Mississippi Gulf Coast Community College-Jeff Davis Campus; St. Paul United Methodist Church; The Salvation Army; The American Red Cross; South Mississippi Planning and Development District; and The United Way of South Mississippi to name a few.

C. Ensure equal opportunity in housing for all Americans

The Housing Authority of the City of Biloxi implemented an online process for housing applications by procuring Happy Software that integrates with HAB Software, the agency’s line of business software for housing programs. The program is easily accessed on the agency webpage at www.biloxihousing.org and is available in 128 languages, making it possible for anyone to apply. The agency maintains waiting lists for different programs including designated Elderly and Near Elderly site- based lists. The Section 8 Administrative Plan addresses the process of applying for assisted housing and includes selection from the lists based on Local Preferences and Date/Time of application. The housing management staff received certifications

on September 18, 2018 for completing the HUD training program for Fair Housing and Equal Opportunity to ensure equal treatment of all clients without discrimination as defined in the Fair Housing Act.

D. Increase customer satisfaction

On October 1, 2016, the agency procured the services of HCI, Human Capital Initiatives, a Human Resources firm that has played an active part in the education of all housing authority staff in areas of customer service and human resource practices. In addition to training received in the area, the agency has implemented a communication system using the Call Max Program which allows us to send messages containing notices to our residents that provide vital information for them individually, by housing development or in mass using text, email and voice messaging. The housing authority webpage and multi-media Facebook page is used to communicate with our customers as well, providing them with up to date information related to programs and community events.

E. Increase assisted housing choices

The agency maximizes the number of affordable housing units available by employing effective maintenance and management policies to minimize the number of units off-line. Every effort is made to reduce the turnover time of vacant units by outsourcing vacant unit maintenance when needed through an existing contract for these services. The agency undertakes measures to ensure access to affordable housing regardless of the unit size required. The Housing Authority of the City of Biloxi participates in the Consolidated Plan development process to ensure coordination with broader community strategies. The agency will apply for additional housing choice vouchers should they become available to increase the program size therefore expanding housing opportunities to more families in its area of jurisdiction. The housing authority will continue to partner with the Veterans Administration assisting veterans on the Section 8 VASH program. The completion of Beauvoir Pass, a project-based voucher development added 75 units to the housing authority portfolio. With this additional housing added to the agency's inventory, we currently have 1140 units on our RAD/PBV and PBV programs. The housing authority will continue to seek other development opportunities to further increase the number of assisted housing units available to the residents of Biloxi, MS.

F. Improve community quality of life and economic viability

Our housing management staff will market the Section 8 Housing Choice Voucher Program to owners outside of areas of poverty and minority concentrations. Through our self-sufficiency program and partners in the community, we will continue to counsel residents in areas of education and employment to assist in reducing the poverty level within our area of jurisdiction. The agency currently has five developments designated for Elderly and Near Elderly families. One site offers Assisted Living services exclusively (Seashore Oaks) and others provide supportive services to the residents (Gulfshore Villas- Adult Day Care Center). The specific developments for the Elderly and Near Elderly have site-based waiting list, reducing the application processing time for assisted housing.

B.4 – Violence Against Women Act (VAWA) Goals
Attachment “C”

Chapter 3- Section 8 HCV Administrative Plan – Effective July 10, 2019

3.10 Violence against Women Reauthorization Act Policy (VAWA)

Link: [Violence Against Women Reauthorization Act 2013; 24 CFR 5 Subpart L, PIH Notice 2017-08](#)

This Policy is applicable to all federally subsidized housing administered by BHA. BHA will not discriminate against an applicant or resident on the basis of the rights or privileges provided under the VAWA. This policy is gender-neutral, and its protections are available to persons who are victims (including affiliated individuals) of domestic violence, dating violence, sexual assault or stalking.

The BHA will not deny admission to the housing choice voucher program to any person because that person is or has been a victim or affiliated individual of domestic violence, dating violence, sexual assault or stalking; provided that such person is otherwise qualified for such admission. In addition to prohibiting a denial, termination, or eviction based on the fact that the applicant or tenant/participant is or has been a victim of domestic violence, dating violence, sexual assault or stalking, BHA will not deny admission to an applicant based on an adverse factor, if the adverse factor is determined to be a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.

VAWA - Notification of Rights

The BHA will enclose in each application packet a notice advising applicants of their rights under VAWA. The BHA will notify participants of their rights under VAWA during the annual re-certification process and with any adverse action notice along with a copy of the form HUD form 5380 (Notice of Occupancy Rights); HUD form 5382 (Certification of VAWA).

VAWA - Confidentiality

All VAWA information provided to the BHA, including the fact that an individual is a victim or affiliated individual of domestic violence, sexual assault, dating violence, sexual assault or stalking (VAWA violence); will be retained in confidence, and will not be entered into any shared database or provided to any related entity, except to the extent that disclosure is:

- Requested or consented to by the individual in writing
- Required for use in an eviction proceeding
- Otherwise required by applicable law

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, BHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

VAWA - Documentation

When a participant is facing lease termination because of the actions of a family member, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim or affiliated individual of such actions

and that the actions are related to VAWA violence, the BHA will request in writing that the individual submit documentation within fourteen (14) business days affirming that claim. The written request will include instructions on where, when, and to whom the documentation must be submitted. It will also state the consequences for failure to submit the documentation by the deadline. BHA may choose to extend the 14-day requirement to provide documentation or may choose to waive the requirement based on the circumstances surrounding the claim.

The individual may satisfy this request by providing any one of the following documents as described under 24 CFR 5.2007(b)(1):

- Form HUD-5382; or
- A document:
 - Signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional or a mental health professional (collectively, "professional") from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse:
 - Signed by the applicant or tenant; and
 - That specifies, under penalty of perjury, that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection and remedies under the VAWA Final Rule, and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking under 24 CFR 5.2003; or
- A record of a Federal, State, tribal, territorial or local law enforcement agency (may include a police report), court, or administrative agency; or
- At the discretion of BHA, a statement or other evidence provided by the applicant or tenant.

VAWA Lease Bifurcation

The BHA may request the owner to bifurcate a family's lease and terminate the tenancy of the culpable family member if the BHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the tenancy or program assistance of the remaining, non-culpable family members. In making its decision, the BHA will consider all credible evidence, including, but not limited to, a signed certification (form HUD-50066, HUD-5832) or other documentation of abuse submitted to the BHA by the victim.

If the BHA does bifurcate the lease and terminate the tenancy of the culpable family member, it will do so in accordance with the lease, applicable law, policies in this Administrative Plan and the BHA VAWA Procedure. If necessary, the BHA will also take steps to ensure that the remaining family members have a

safe place to live during the termination process. For example, the BHA may refer the remaining family members to a victim service provider or other agency with shelter facilities.

Limitation on VAWA Protection

VAWA does not limit BHA's otherwise available authority to terminate assistance to or evict a victim for lease violations not premised on an act of domestic violence, dating violence, or stalking providing that BHA does not subject the victim to a more demanding standard than the standard to which it holds other tenants.

VAWA does not limit BHA's authority to terminate the tenancy of any tenant if BHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated.

In determining whether a tenant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, BHA will consider the following, and any other relevant, factors:

- Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking
- Whether the threat is a physical danger beyond a speculative threat, whether the threat is likely to happen within a short period of time
- Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location, transferring the victim to another unit, or seeking a legal remedy to prevent the perpetrator from acting on the threat

If the participant wishes to contest BHA's determination that he or she is an actual and imminent threat to other tenants or employees, the participant may do so as part of the informal hearing or in a court proceeding.

Attachment “D”

B. Five Year Plan 2020-2024

B.5. Significant Amendment/Modification

The Housing Authority of the City of Biloxi converted its Public Housing units to the Rental Assistance Demonstration (RAD) program in October of 2015. The agency found it necessary to change its Housing Choice Voucher Programs Administrative Plan to include not only the Tenant Based Voucher Program but the new RAD/PBV Program regarding the agency’s policies pertaining to program administration. The new Administrative Plan was reviewed and approved by the housing authority’s Board of Commissioners on July 10, 2019 and made effective the same date to exact policies used to implement the Housing Choice Voucher Programs administered by the agency. The Housing Authority considers the new Administrative Plan a Significant Modification to its Five Year and Annual Plan because it covers admission, waiting list management and other Housing Choice Voucher Program policies used to manage our assisted housing programs. A copy of the Administrative Plan is included in Attachment “F” as a Significant Amendment to all previous agency plans submitted prior to July 10, 2019, the effective date of the plan.

Attachment “E”

B.6 – Resident Advisory Board (RAB) Comments

Attachment “F”

B.7 – Certification by State and Local Officials

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, **Andrew M. Gilich, Jr., the Mayor, City of Biloxi, MS** certify that the 5-Year PHA Plan
Official's Name *Official's Title*

and/or Annual PHA Plan of the **Housing Authority of the City of Biloxi**
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

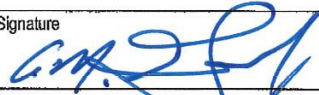
Impediments (AI) to Fair Housing Choice of the **City of Biloxi, Mississippi**
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Housing Authority of the City of Biloxi works in coordination with the City of Biloxi to ensure Consistency between the two entities and their work. The Housing Authority of the City of Biloxi is always invited to comment on the consolidated plan, and the two organizations coordinate with the preparation of the Analysis of Impediments (AI).

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Andrew M. Gilich, Jr.	Mayor, City of Biloxi, MS
Signature 	Date 8-2-19