

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: 03/31/2024
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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.

A.	PHA Information.
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A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): _____</p> <p>PHA Plan Submission Type: <input 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>
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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.	Plan Elements. Required for <u>all</u> PHAs completing this form.
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.
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.
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.
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.
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.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have 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>
C.3	<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;">See Attachment 4.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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.

Fair Housing Goal:
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

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))

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)).

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have 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(b), 24 CFR § 903.19)

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.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Housing Authority of the City of Bangor 5 Year Plan

The following reflects BangorHousing's quantifiable goals and objectives that will enable BangorHousing to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

GOAL: Identify development opportunities and partner with Bangor Housing Development Corporation, or others, to acquire and develop units of affordable housing

- Convert public housing units under the Rental Assistance Demonstration
- Evaluate ability to issue tax-exempt bonds to assist with development efforts
- Assist with developing senior housing on Sunset Avenue in Bangor
- Assist with developing housing on Fourteenth Street in Bangor
- Continue to identify properties in Maine that can be acquired for future development

GOAL: Maintain the resident service partnerships that we currently have to help grow the Boys & Girls Club, the FSS program and Moving Families Forward

- Continue growth of FSS program for Public Housing resident and HCV participants
- Continue growth of Boys & Girls Club of Bangor
- Continue growth of Moving Families Forward

GOAL: Partner with other local housing authorities and Organizations to increase efficiency and delivery of services

- Provide more third-party services of maintenance and property management to local organizations
- Collaborate and share personnel with other housing authorities
- Pursue MTW Regionalization under PIH Notice 2023-08

- Evaluate existing programs and services to identify potential collaborations or consolidation of programs

Attachment 11: Report of the Housing Authority of the City of Bangor’s Progress in Meeting its Mission and Goals Described in its 5-Year and Annual Plan

GOAL: Be a High Performer under PHAS and SEMAP for each of the next five years. *	
Objective	Progress
Maintain a waiting list for both programs so that there are an optimal number of applicants that is reviewed every six months.	We continue updating our waiting list and marketing our programs. BangorHousing joined the Section 8 Maine Centralized waiting list July 2016 and currently have 20,847 families on the waiting list. We have a monthly average of approximately 65 public housing applicants each month.
Maintain an average public housing unit turnover rate of 14 calendar days or less.	Currently the average turnover is approximately four weeks due to staffing issues. We continue to work to reduce turnaround times.
Achieve an FSS participation rate of at least 300 families.	There are currently 125 families in our FSS program. We expect that number to increase significantly in 2024 as we implement our new opt-out FSS program.
Maintain a Housing Choice Voucher lease-up rate of at least 96%.	We continue to accomplish this objective.
Maintain Police Office Liaison Program with the Bangor Police Department.	The contract with the City of Bangor police department continued to be renewed for another year.

* BangorHousing was selected as a Moving to Work agency in 2022 and is no longer scored in PHAS or SEMAP.

GOAL: Partner with the Bangor Housing Development Corporation to acquire or develop units of affordable housing.

Objective	Progress
Convert Public Housing units to RAD	We have completed the preliminary steps toward a RAD conversion and have recently engaged the Maine State Housing Authority on financing a RAD transaction. We expect to formally apply for RAD in 2023/2024.
Develop family housing on First Street	Due to financial constraints, we determined that further development of this project was not feasible. The property was sold in August 2022.
Develop senior housing on Davis Road.	Our non-profit affiliate closed on a construction financing/tax credit deal in August 2022. All 50 units were filled in 2023/2024. Our affiliate is exploring further development opportunities.

GOAL: Maintain the resident service partnerships that we currently have to help grow the Boys & Girls Club, the FSS program and Families Forward

Objective	Progress
Continue growth of FSS Program for Public Housing residents and HCV Participants	There are currently 166 families in our FSS program. During the grant period of June 1, 2022- May 31, 2023, the Families Forward program served 288 families. We will continue to pursue the growth of the Families Forward program.
Continue growth of Boys & Girls Club of Bangor	The Boys & Girls Club provided enrichment programming to 258 youth between September 1, 2023, and August 31, 2024. This includes 119 registered Club members in grades K-

5, 37 registered members in grades 6-8, and an additional 102 youth reached through community outreach activities including monthly teen nights and Open Gym. Registered members participated in an assortment of activities, offered during out-of-school time, aimed at fostering a love of learning, encouraging a healthy lifestyle, and providing opportunities for social and emotional growth.

The Club's two core programs were Power Hour, engaging youth in homework completion and activities that foster academic success, and Triple Play, engaging youth in physical activity and promotes a healthy lifestyle. Additional activities offered throughout the year included STEM, the arts, community service, career exploration and work-based learning opportunities. Experiences gained through community partners included music lessons with the Maine Academy of Modern Music, Mission to Mars astronomy lessons with the Maine Discovery Museum, theatre with the Lace Theatre Company, and swim lessons with the Bangor Y.

In 2024 the Club continued to expand its workforce readiness programs for older youth/young adults as well as offer opportunities for them to gain valuable leadership and advocacy skills. Gateway to Opportunity, Youth of the Year, and Think Learn, Create Change Programs gave high schoolers the experience of designing community service projects, representing Bangor at the state and national level, and traveling to DC to meet with

	<p>congressional staff and advocate for issues that were important to them.</p> <p>The Club also take advantage of the renovation to BangorHousing’s Administrative Office, which opened in 2024.</p>
Continue growth of Families Forward	<p>In 2022, BHA received a \$2 million appropriation to convert the current Administrative Office to classroom and childcare space for our FSS program and B&GCB. This space will open in 2024 and will allow BangorHousing to expand its FSS offerings, allowing it to explore local partnerships, including educational and career-oriented offerings to participants.</p> <p>We will continue to pursue the further growth of the Families Forward program.</p>

GOAL: Partner with other local Housing Authorities and Organizations to increase efficiency and delivery of services	
Objective	Progress
Provide more third-party services of maintenance and property management to local organizations.	<p>We will continue to evaluate ways to provide third-party services of maintenance and property management services to local organizations.</p> <p>BangorHousing continues to expand its property management services by managing properties owned by its non-profit affiliate.</p>
Evaluate existing programs and services to identify potential collaborations or consolidation of programs.	We share our General Counsel with the Housing Authority of the City of Brewer, the Housing Authority of the City of Old Town, and the five housing authorities comprising the Mount Desert Island and Ellsworth Housing Authorities. This arrangement provides cost savings to all organizations.

We have had discussions with another local housing authority about sharing certain personnel to address labor shortages and the future vacancies of key personnel. This arrangement would also provide cost savings to both organizations.

We continue to evaluate existing programs and services to identify potential collaborations or consolidation of programs with other housing authorities, especially under MTW regionalization in PIH Notice 2023-08.

Regarding:
Capital Fund Program (CFP)
Amendment to the Consolidated Contributions Contract
ME01PO0950124

Attachment 3: Substantial Deviation, Significant Amendment/Modification Statement

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Bangor that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Such changes may include changes to rent and/or admissions policies, additions of non-emergency work items that are not included in the Annual Statement or Five-Year Plan, additions of new activities that are not included in the current plan, any change with regard to demolition, disposition, designation, homeownership programs, or conversion activities.

Executive Director or Authorized Agent:
Housing Authority of the City of Bangor

Date:

**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 3/31/2024

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the Housing Authority of the City of Bangor is consistent with the

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

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:

Signature:

Date:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.