### 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.

### 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 comment period begins on August 1, 2019 and ends on September 15, 2019. The five (5) year plan may be obtained at the following locations during the comment period.

Richfield RHA  
6700 Portland Avenue  
Richfield, MN 55423

The HRA’s website: www.RichfieldMN.gov

The Richfield HRA’s current 5-Year Plan is effective from January 1, 2015 through December 31, 2019.

### PHA Information

**A. PHA Information.**

**A.1 PHA Name:** Richfield HRA  
**PHA Code:** MN 216

| PHA Plan for Fiscal Year Beginning: (MM/YYYY): | 01/01/2020 |
| PHA Plan Submission Type: | ☒ 5-Year Plan Submission | ☐ Revised 5-Year Plan Submission |

### Participating PHAs

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
B. 5-Year Plan. Required for all 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.

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

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.

1. Strengthen Richfield Apartment Communities by:
   a. Preserving and protecting existing affordable rental housing
   b. Strengthening tenant protections
   c. Diversifying housing choices
   d. Supporting renters and apartment communities
2. Support affordable homeownership opportunities by:
   a. Providing homeownership opportunities through the New Home Program
   b. Providing homeownership resources for low income households
   c. Providing resources for the care and maintenance of homes
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.

From 2015 to 2019, the Richfield Housing and Redevelopment Authority made the following progress toward its PHA Plan goals and objectives:

**2015-2019**
- Constructed nine single-family homes affordable to low-income homebuyers, including one through a land trust model and four through Habitat for Humanity.
- Purchased, rehabilitated and sold six single-family homes affordable to low-income buyers, including five through the land trust model.

**2017**
- Formed an Economic Development Authority to expand funding available for housing
- Increased funding to the HRA’s Kids@Home rental assistance program, including funds for the supportive services component.
- Provided financial assistance and approved reduced property taxes in order to enable a mission-oriented owner to purchase and preserve affordability at Seasons Park, a 422-unit Naturally Occurring Affordable Housing (NOAH) apartment complex. Also required that nine units be reserved for Section 8 voucher holders.
- Began requiring that all development projects receiving HRA financial assistance not discriminate against Section 8 voucher holders.
- Approved tax increment financing for the construction of 284 mixed-income apartments, 31 of which are affordable at 50% of the Area Median Income, and the rehabilitation and preservation of 33 existing NOAH apartments (50% AMI).

**2018**
- Established an apartment remodeling program targeted to NOAH properties that make improvements and maintain affordability. Issued first two loans for $100,000, leveraging an additional $100,000 in improvements.
- Established a Downpayment Assistance Program targeted to Richfield renters. Issued first two loans.
- Approved tax increment financing for the construction of 74 mixed-income apartments, 7 of which are affordable at 50% AMI, plus required an in lieu contribution of 10% of the tax increment to the HRA’s Housing & Redevelopment Fund.
- Approved tax increment financing for the construction of 218 market-rate apartments, requiring an in lieu contribution of 7.5% of the tax increment to the HRA’s Housing & Redevelopment Fund.
- Passed the following ordinances and policies:
  - Building Permit Fee Reduction Ordinance for affordable housing new construction and rehabilitation.
  - Inclusionary Housing Policy
  - Tenant Protection Ordinance
  - Local Fair Housing Policy

**2019**
- Authorized the sale of HRA-owned property at a reduced rate to a 55-unit tax credit development that includes six units of housing for people with disabilities.

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.

Richfield is acting in full accordance with the Violence Against Women Act (VAWA) and we are committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by Richfield HRA. We 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. Richfield HRA will not deny assistance to victims due to verifiable domestic violence, dating violence and/or stalking.

Richfield HRA provides all participants with written information about VAWA at the time of admission and all new move-ins to our jurisdiction. When Richfield HRA is alerted that there is a VAWA issue, it is our standard operating procedure to walk a tenant through each step of the process in order to move from their unit. This allows for a smooth and easy transaction and gives the client much needed support during this crisis.

Richfield HRA also includes information about VAWA in notices of denial of assistance or termination of assistance.
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.

Substantial deviation(s) or significant amendments(s) or modification(s) are defined as discretionary changes in the plans or policies of the Richfield Housing and Redvelopment Authority (HRA) that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Richfield HRA Board.

B.6 **Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide 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.

B.7 **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.

**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.