

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.														
A.1	<p>PHA Name: Helena Housing Authority PHA Code: MT004 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 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>How the public can access this PHA Plan: The Public may access a copy of this PHA 5 year Plan on the HHA Website (www.hhamt.org) under Programs- Documents for all programs tabs, or by requesting a copy from Michael M. O'Neil, Executive Director, HHA Administrative Office (812 Abbey Street; Helena, MT 59601) or requesting a copy through email at: moneil@hhamt.org, or by phone at (406) 794-3251. Helena Housing Authority (HHA) Board of Commissioners invited public comment and input regarding Helena Housing Authority's 5 Year PHA Plan, FY 2026 Annual Plan , and 2025 Capital Plan. advertising in our local newspaper, sending invites to all residents, and posting notices on our website, and in our office and housing sites regarding public meetings in-person and on-line regarding the plans. The meetings included a March 18, 2025 meeting the HHA Resident Management Council (Resident Advisory Board), and public hearings on April 8, 2025, and April 15, 2025 final public hearing with the Board of Commissioners. The plan reviews included HHA's proposed low income public housing repositioning strategy and redevelopment plans, and revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP), and the Housing Choice Voucher (HCV) Administrative Plan related to VAWA 2022..The website also has posted the public housing program ACOP , and the HCV program Admin plan along with other supporting documents that provides supporting policies for the plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table><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><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></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.	Plan Elements. Required for all 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>Provide quality affordable housing for eligible neighbors in the Helena community and promote opportunities to enhance life skills and personal achievement.</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>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. Goal 1: Maximize Affordable Housing Opportunities for the Helena Community a. HHA will develop and implement a public housing repositioning strategy utilizing Section 18 Disposition, Section 18 HUD Scattered Site, RAD , in order to preserve and rehabilitate HHA's existing 366 units of public housing. HHA will continue to perform modernization and rehabilitation to ensure quality housing. HHA's rehabilitation and preservation and/or replacement efforts will focus on improving physical accessibility, health and safety, energy and resource efficiency, and long-term operational efficiency and sustainability, while protecting the rights of residents. Repositioning may also allow for development of additional affordable rental units on or near existing public housing sites. b. HHA will work to fully maximize utilization of its HCV and other VASH and PSH voucher programs including project-basing vouchers where appropriate. HHA will apply for additional vouchers when HHA is eligible and competitive. c. HHA will continue to seek opportunities to increase the supply of affordable housing units and resources both directly and in partnership and support of other community efforts. Goal 2: Promote and Secure Services for Housing Authority Residents, Participants, and Applicants a. HHA will maintain service partnerships providing childcare and child development, along with job training and career skill building, along with mental health and disability services. b. HHA will seek to develop service partnerships to better meet the needs of seniors, persons with disabilities, and families. Service partnerships may include healthcare, disability services, senior services, educational services, nutrition and food security, domestic violence prevention and healthy relationships, resident safety, crime prevention, and other efforts to promote resident stability and success in community living and self-sufficiency. c. HHA will develop Permanent Supportive Housing Initiatives to meet the housing and service needs of persons and families who are homeless or unstably housed. Goal 3 Utilize Housing Authority Resources in a Fiscally Responsible, Legal, Ethical, Coordinated, and Results Oriented Fashion a. HHA will meet and exceed all legal and ethical standards of fiscal and operational management responsibility. b. HHA will work to maximize its resources to best meet the needs of its residents/program participants and the Helena community overall. c. HHA will ensure equal opportunity for all in all of its operations and programs. d. HHA will strive to attract and retain the highest quality employees with competitive pay and benefits, appropriate training, and fostering a supportive and welcoming work environment to best serve our residents, program participants, and community.</p>
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>Goal 1: HHA is continuing to work closely with its residents, city and county local government, state government, community partners, and interested community members in developing its repositioning strategy and plan. HHA has nearly completed Physical Condition Assessments, Obsolescence evaluations, environmental reviews, and other appropriate physical capital needs assessment of all 366 of its low-rent public housing units to develop an overall HHA public housing portfolio repositioning redevelopment strategy. HHA is now looking at an overall repositioning plan that would incorporate the following: Removal of HHA Stewart Homes (132 units) via Section 18 Physical Obsolescence; Removal of 37 "scattered site units" via Section 18 Scattered Sites; Removal of the remaining inventory (197 units) via the RAD/Section 18 Small PHA Close-out Blend. These actions would allow HHA to maximize the number of Section 18 units (346 units) vis-à-vis RAD units (20 units). RAD/Section 18 Blends. (If for whatever reason Stewart Homes is not approved under Section 18 Obsolescence, we would then convert under the RAD/Section 18 Construction Blend, where we would be eligible for 90% TPVs.) Physical assessments of all properties are completed with more detailed improvements planning being nearly completed. HHA has completed preliminary infrastructure and housing development feasibility planning for building upwards of 100 new affordable homes on existing public housing properties. HHA helped develop a successful MT statewide FMR appeal leading to the approval of significantly higher FMRs allowing voucher holders to have a better opportunities to rent safe, decent affordable homes using their vouchers. . HHA organizes regular outreach to its landlord community as well Goal 2: Promote and Secure Services for Housing Authority Residents, Participants, and Applicants. HHA has maintained service partnerships in HHA facilities providing childcare and child development services , along with mental health and disability services, and other health care services.. HHA has on-site in HHA facilities Head Start classrooms, other on-site child care, and a certified community behavioral health center . HHA helps lead a Housing is Healthcare partnership to link residents to necessary health care and support services. HHA generally works to foster working partnerships between its housing programs and service providers including disability service providers, the local hospital health care system , and two federally qualified health centers . HHA is looking to better incorporate services with its housing as part of its redevelopment efforts including dedicated Permanent Supportive Housing to help support successful community living for all. HHA works with its local food bank on delivering food at its locations Goal 3 Utilize Housing Authority Resources in a Fiscally Responsible, Legal, Ethical, Coordinated, and Results Oriented Fashion. HHA has maintained clean audits year in and out. HHA has consistent strong high performing PHAS scores, and and strong SEMAP scores- HHA is working to address payment standards to increase voucher success rates and voucher utilization. HHA has been able to retain and attract high quality employees maintaining competitive wages and benefits , supporting performance based pay increases , training, and internal professional growth opportunities. Employee surveys have documented that HHA maintains and positive, supportive work environment. HHA exceeds its Section 3 hiring goals with many of our long term employees enjoying lasting economic opportunities from this focus. HHA has adopted new cloud based phone and IT systems improving quality at lower costs. HHA carefully evaluates it health insurance and other benefits to maximize benefits to costs, and carefully reviews it commercial insurance to keep down costs.</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>The Helena Housing Authority (HHA) has adopted a policy (the "HHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA).HHA's goals, objectives and policies to enable HHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA. The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HHA's policies and procedures regarding domestic violence, dating violence, sexual assault, and stalking, as hereinafter defined. This Policy shall be applicable to the administration by HHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this Policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, sexual assault, or stalking as well as female victims of such violence. A complete copy of this HHA VAWA policy is available upon request. VAWA policy has been incorporated into the HHA's Admissions and Continued Occupancy Policy (ACOP), and the Housing Choice Voucher (HCV) Admin Plan. A.The following activities, services, or programs are provided by HHA, directly or in partnership with other service providers, to childand adult victims of domestic violence, dating violence, sexual assault or stalking. Admissions Preference The HHA has a preference for victims of domestic violence, dating violence, sexual assault or stalking in admission to its public housing and Housing Choice Voucher programs. Applicants for housing assistance from HHA will receive a preference in admissions by virtue of their status as victims of domestic violence, dating violence, sexual assault, and stalking. This preference is particularly described as follows: This preference is for applicants where actual or threatened physical violence is directed against the applicant or other members of the applicant's household within the past six months. HUD defines this as "actual or threatened physical violence directed against one of more members of the applicant's family by a spouse or other members of the applicant's household." HHA is updating its policies to incorporate changes required by VAWA 2022 including statutory definition changes including "Domestic Violence", "Economic Abuse", and "Technological Abuse" , compliance review processes, prohibitions on retaliation, right to report crime and emergencies, notice of occupancy rights under VAWA, revised Emergency Transfer Plan, and adoption of new and revised HUD VAWA forms.</p>
C.	Other Document and/or Certification Requirements.

C.1	<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>Changes to tenant rent or admissions policies; •Changes to the Housing Choice Voucher and Public Housing termination policy; •Changes to the organization of the waiting list(s); •Changes to tenant screening policy; •Additions of non-emergency work items (items not included in the current CFP Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; •Any action with regard to Public Housing Repositioning: RAD, demolition or disposition designation or conversion activities, or homeownership programs.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</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>
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>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
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>

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.

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