

# 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

**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.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of Washington County _____ <b>PHA Code:</b> MD028</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2020</p> <p><b>PHA 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 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>A Goals and Objectives for FY 2020- FY2025</b></p> <ol style="list-style-type: none"> <li>1. Outcome: <u>Increase the availability of decent, safe, and affordable housing</u> <ol style="list-style-type: none"> <li>A. The Housing Authority of Washington County will expand the supply of assisted housing by applying for additional rental vouchers reducing public housing vacancies, leveraging private or other public funds to create additional housing opportunities and by acquiring or building additional units or developments.</li> <li>B. The Housing Authority of Washington County will increase assisted housing choices by conducting outreach efforts to potential voucher landlords, increasing voucher payment standards and continuing homeownership programs.</li> <li>C. Recruit and retain landlords willing to accept HCV by providing clear and helpful information.</li> <li>D. Apply for additional vouchers that will provided housing for the most at risk populations.</li> <li>E. Continue to search options to purchase additional low income housing units.</li> </ol> </li> <li>2. Outcome: <u>Promote self-sufficiency and asset development of families and individuals</u> <ol style="list-style-type: none"> <li>A. The Housing Authority of Washington County will promote self-sufficiency and asset development of assisted households by providing and/or attracting supportive services to improve assistance recipients' employability and to increase independence for the elderly or families with disabilities.</li> </ol> </li> <li>3. Outcome: <u>Strengthen organizational and financial infrastructure to support mission and goals.</u> <ol style="list-style-type: none"> <li>A. Improve training and development opportunities for all staff members.</li> <li>B. Develop and improve policies in order to clarify processes.</li> <li>C. Clarify roles and responsibilities.</li> <li>D. Develop and practice a marketing strategy that puts the Housing Authority name before the community in a clear, favorable, and consistent manner.</li> </ol> </li> <li>4. Outcome: <u>Continue to Improve Processes and Performance</u> <ol style="list-style-type: none"> <li>A. Maintain an Occupancy rate of 98%.</li> <li>B. Conduct 100% Annual Recertification's for all Programs.</li> <li>F. Revise and Implement Quarterly and Annual Preventative Maintenance Program.</li> <li>G. Maintain High Performer status under the Section Eight Management Assessment System (SEMAP).</li> <li>H. Ensure consistent program administration.</li> </ol> </li> </ol>

	<input type="checkbox"/> 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>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.					
<b>B.1</b>	<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>Providing decent, safe and affordable housing solutions that strengthen our community by focusing on local needs.</p>					
<b>B.2</b>	<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> <ol style="list-style-type: none"> <li>1. REVIEW AND REVISE THE ADMINISTRATIVE PLAN ANNUALLY</li> <li>2. MAINTAIN HIGH PERFORMANCE STATUS</li> <li>3. UTILIZE ALL VOUCHERS</li> </ol>					

<b>B.3</b>	<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>The Housing Authority of Washington County continues to work on expanding the supply of affordable housing by efficiently managing our transfer and voucher issuance processes. A recent software conversion has enabled the low income population to easily access the Section 8 and Senior Housing applications. We recently applied for and received funding for fifteen (15) Mainstream Vouchers. We have improved the quality of affordable housing by providing a high-level of customer service and increasing customer satisfaction. Additionally we have increased affordable housing choices by reaching out to potential voucher landlords and marketing the HCV program in the Washington County area.</p> <p>There are 25 participants in the Family Self Sufficiency Program which has enhanced self-sufficiency skills for the participants. Several graduations have occurred over the past year. HAWC created a loan program called Keeseker loan which allows FSS participants to borrow funds for security deposits, school, etc. with 0% interest and a reasonable repayment.</p> <p>HAWC purchased a 17 unit building in order to increase low income housing options in the county.</p> <p>The HCV program implemented Recertification Streamlining and Biennial Inspections.</p> <p>The Administrative Plan is reviewed and updated every year.</p> <p>A new resident advisory board was formed and have been reviewing both the Admin Plan, one year and five year PHA plans, and any procedural changes.</p>
<b>B.4</b>	<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>The Section 8 Administrative Plan has been updated to reflect HAWC's policy on the prohibition against denial of assistance to victims of domestic violence, dating violence, and stalking as required by VAWA.</p> <ul style="list-style-type: none"> <li>• Information regarding the VAWA is distributed to HCV applicants at the time of voucher issuance.</li> </ul> <p>Information regarding the VAWA is given to all HAWC HCV residents at annual recertification and residents are required to sign a lease addendum acknowledging the VAWA protections.</p> <p>VAWA information and documents are located on our Website and front lobby.</p>
<b>B.5</b>	<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> <p>N/A</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/> X</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>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>

# Instructions for Preparation of Form HUD-50075-5Y

## 5-Year PHA Plan for All PHAs

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### 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](#))

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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.

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