

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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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.

<b>A.</b>	<b>PHA Information.</b>																				
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority of the City of York</u> <b>PHA Code:</b> <u>PA022</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/01/2019</u></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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="201 995 1459 1184"> <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>N/A</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:						N/A					
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<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>The Housing Authority of the City of York a.k.a. York Housing Authority (YHA) provides decent, safe and affordable homes to individuals and families with limited incomes, while constantly working to ensure ongoing meaningful collaborations with community partners; striving for sustainable residences for the future health and well-being of York County.</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. (<i>See Attachment A.</i>)</p> <p><b>1. Increase the availability of decent, safe, and affordable housing:</b></p> <p>A. Apply for additional rental assistance vouchers, subject to their availability and it being economically feasible: 200, primarily for special needs populations such as but not limited to individuals or families eligible under the Family Unification Program, the disabled, and displaced.</p>																				

B.2

**Goals and Objectives. Continued.**

- B. Retain the level of vouchers currently administered by the YHA, as long as they are funded by HUD.
- C. Retain public housing occupancy at a level of 98% or better.
- D. Collaborate with developers of affordable housing where the housing developed will assist applicants on the YHA Public Housing and/or Housing Choice Voucher Wait Lists.
- E. Assist Creating Opportunities in Neighborhood Environments, Inc. (CONE) in the development of affordable housing by continuing to purchase market rate rental units and to apply for mixed income tax credit applications as other funding opportunities arise in the County and City.
- F. Research all aspects of converting public housing units to vouchers under Rental Assistance Demonstration (RAD).
- G. Continue to pursue opportunities to expand YHA housing programs to provide transitional housing, housing for the disabled, and affordable assisted living.
- H. Develop a preference in PH for veterans who have been honorably discharged, capped at 10% (15/year). Thackston Phase II Development is actively being considered.

2. Improve the Quality of Public Housing Units:

- A. Improve Public Housing Assessment System (PHAS) score to 90% or better.
- B. Improve Section 8 Management Assessment Program to a score of 90% or better.
- C. Improve Customer Satisfaction and Communication.
- D. Concentrate efforts to improve specific management functions.
  - 1. Improve efficiencies and maintain/improve administrative technical support by upgrading hardware and software as needed.
  - 2. Continue staff training on applicable regulations, management skills, technical skills, maintenance, capital needs as they become available and as needed.
  - 3. Improve average turnaround time to 20 days for Asset Management Projects (AMPs) with a site-based wait list and to 25 days for AMPs that do not have a site-based wait list.
  - 4. Reduce Tenant Accounts Receivable, which includes amount owed after move-out, to a quarterly average of 5% at each AMP.
  - 5. Maintain AMP occupancy at 98% or better.
  - 6. As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws in a timely and effective manner.
- E. Renovate and/or modernize public housing units in accordance with capital needs, subject to availability of funds and in compliance with safety requirements.
  - 1. Windows at Wellington – to be completed 4Q2019
  - 2. Cameras at BPM and other sites – scheduled for 2020
- F. Adopt policy and procedures that improve the overall efficiency of the programs while being mindful of the reduction in funding and increased expenses yet still striving to meet the needs of the clients we serve.
- G. In management agent capacity, work with owners to improve the quality and energy efficiency of units the Authority manages.
- H. Continue to pursue Green Initiatives such as battery and water recycling, utilizing energy efficient light bulbs, supporting resident gardens, and the urban farming initiative by Fresh Foods Farms of York.
- I. Deputy Executive Director is YHA in-house counsel and handles all appeals. YHA has two legal services
- J. Submit application for disposition/demolition of Codorus Homes and redevelopment of Thackston Phase II in 2019.
- K. Access scattered site for redevelopment under Rental Assist Demonstration (RAD) or disposition in 2019.

B.2

**Goals and Objectives. Continued.**

3. Increase Assisted Housing Choices:

- A. Provide Voucher mobility counseling as requested: Pre-counsel all voucher holders. Provide additional counseling for those expressing a need to move to areas of opportunity. Work with service providers to assist clients.
- B. Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas of the County where participation is limited.
- C. Increase voucher payment standards, as needed, in accordance with regulations. Monitor annually, at minimum.
- D. Seek out funding to create an enhanced housing training and counseling program for prospective renters and buyers; including financial literacy within the curriculum.
- E. Convert public housing to vouchers under RAD, if determined appropriate. At this time, the average cost to administer a voucher is lower than the cost to operate a public housing unit, including the cost of capital improvements. Analyze at least twice during 5-year plan period.
- F. Collaborate with public and private partners in an effort to increase homeownership in the City and County of York by households with incomes between 60% and 120% of area median income.
- G. Small Area Fair Market Rent – we plan to implement in 2020.
- H. HUD Mainstream Grant – actively working with local agencies on submitting the application in 2019.

4. Improve Community Quality of Life and Economic Vitality:

- A. Implement measures to de-concentrate poverty by leasing to higher income public housing households.
- B. Implement public housing security improvements:
  - 1. Monitor all sites on an ongoing basis for needed physical security improvements.
  - 2. Complete improvements, subject to funding availability.
  - 3. Apply for grants and subsidies to support safety and security of all YHA sites.
  - 4. Provide camera monitoring in “at-risk” sites.
  - 5. Communicate and work with Resident Advisory Board to improve security at all Authority-owned locations.
- C. Collaborate with agencies/service providers to improve the quality of life in all communities within and surrounding our public housing developments.
  - 1. Collaborate with Healthy York County Coalition and share best practices with staff and residents.
  - 2. Ongoing collaboration with Fresh Foods Farm of York in accordance with our agreement signed in March 2016 and successfully increasing the availability of fresh, locally grown food to York City residents.
  - 3. Collaborate with SeniorLife as a partner at all senior high rises for services to YHA residents and the local community in accordance with agreement signed in May 2016
- D. Accommodate transfer needs of residents due to change in household composition. With a goal of transferring 15 public housing resident households over five years (3 per year).
- E. Increase county payment standards – completed 2019.
- F. Change from FYE September 30 to December 31 – HUD Field Office approved in 2019.
- G. Internet Distribution Agreement with Whyfly in 2019 for the installation of antennas on the roof of Broad Park Manor which will provide wireless internet service for the residents of Broad Park Manor and the local community. The second phase will install antennas on the roof of the Jefferson Center to provide wireless internet service for the residents of Parkway family development and that surrounding area. YHA receives a monthly stipend and is not responsible for the maintenance of these antennas.
- H. AT&T and YHA agreement to install several small area antennas throughout the Parkway Development to benefit local community.

B.2

**Goals and Objectives. Continued.**

5. Promote self-sufficiency and asset development of families and individuals:

- A. Increase the number of employed adult leaseholders: increase by 50 public housing leaseholders and 20 Section 8 participants by 9/30/19.
- B. Continue to administer the Family Self-Sufficiency Program for Section 8 and Public Housing.
- C. Provide and/or attract supportive services to improve program participants' employability, such as, but not limited to assistance with transportation and childcare.
- D. Provide and/or attract supportive services to increase independence for the elderly and/or families with disabilities: Collaborate with local agencies in the provision of services and pursue new funding to enhance current social service programming.

6. Ensure Equal Opportunity in Program Delivery:

- A. Undertake affirmative measures, including providing education to landlords, residents and YHA staff, to ensure access to assisted housing and provide a suitable living environment for families living in assisted housing, regardless of race, sex, color, religion, disability, familial status, sexual orientation or national origin.
- B. Undertake affirmative measures to ensure accessible housing to persons with all disabilities regardless of unit size required.
- C. Adopt an Affirmatively Fair Housing Marketing Plan.
- D. Provide Language Assistance throughout program administration with staff and other local resources.
- E. Working with state agencies to enhance quality of life while aging in place.

**PHA Plan Update – Annual Plan for 10-01-2019 through 12-31-2020**

(a) Identify all PHA Plan elements that have been or are proposed to be revised by the PHA since its last Annual Plan submission: This update states what the Authority wishes to modify/accomplish in the year 10-01-19 through 12-31-2020. See Public Housing Admission and Occupancy Policy and Section 8 Administrative Plan for full detail of existing policies.

**1. Eligibility, Selection and Admission Policies, Including De-concentration and Wait List Procedures:**

**a. Public Housing Program:**

- i. Phase II Demolition, disposition and redevelopment of Codorus (AMP1).
- ii. Amend Public Housing Admission and Occupancy Policy to amend transfer policy that will require an occupancy transfer to be made within the AMP the resident lives in, or if no units exist that meet the resident's occupancy need, to the AMP that is geographically closest to the home they live in prior to the transfer.
- iii. Continue to assess the need to remove the current York County residency preference for Northern York County. Implement based on assessment.
- iv. Assess the Public Housing waiting lists on an ongoing basis to determine need to open or close waiting lists based on demand.
- v. Purge the Public Housing Wait list – completed.
- vi. Removed preference for non-subsidized housing applicants.

**B.2 Goals and Objectives. Continue.**

**b. Housing Choice Voucher Program:**

- i. Continue to promote the Section 8 Homeownership Program
- ii. Continue to work on improving communications with clients and landlords, reply within 48 hours.
- iii. Change voucher bedroom size requirements to Head of Household, Spouse and Co-Head to receive one bedroom and remaining members will remain at a minimum of two (2) persons per bedroom – completed in 2018.
- iv. Continue to work on agreement with HDC MidAtlantic Corp. to provide Project Based Vouchers at New Freedom Apartments to increase the quality of affordable housing in York County.
- v. Continue to work with Pennrose, LLC to provide 25 Project Based Vouchers at Family Residences tax credit portfolio and increase the quality of affordable housing in York City.
- vi. Small Area Fair Market Rent – to be implemented in 2020.

**2. Financial Resources:**

**Federal Grants – 2019**

i. Public Housing Operating	\$	3,436,065	(2019 budgeted )
ii. Capital Fund Program – 2019	\$	2,145,358	(Appropriated)
iii. Section 8 Program	\$	9,553,385	(CY2018 vouchers, Mod Rehab & SRO)
iv. Section 8/PH FSS Coordinator	\$	69,380	
v. Section 8/Special Needs Assessment Program	\$	135,000	

**Prior Year Funding - unobligated**

i. Capital Funds	\$	1,228,620
ii. ROSS – PH/SEC8 FSS Coordinator Grant	\$	00,000
iii. Section 8/Special Needs Assessment Grant	\$	64,775

**Public Housing Dwelling Rental Income** \$ 3,846,804

**Public Housing Non-Dwelling Income** \$ 108,660

**COCC Non-Federal Sources – Mgmt of non-Public Housing** \$ 181,504

Tax Credit Mgmt Fees

Non-Federal Mkt Rate Housing Revenues

**TOTAL**

<b>20,796,551</b>
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The annual audit for FYE 9/30/2018 was conducted the week of February 24, 2019. Major programs that were audited were the Public Housing Program, Section 8 Program, Capital Fund Program, and the Central Office Cost Center. The audit will be submitted to HUD in June, 2019.

**3. Rent Determination: (See Public Housing Admission and Occupancy Policy and Housing Choice Voucher/Section 8 Administrative Plan for full details on current procedures for determining rent.)**

**a. Public Housing:**

- i. Minimum rent will remain at \$50.00 as permitted by HUD.
- ii. Families may choose between Flat Rent and Income Based Rent, with the ability to adjust annually at the time of recertification.
- iii. Will consider revising rent calculations, in accordance with proposed federal regulations when finalized. Any discretionary policy changes will be available for public review prior to implementation. (See Attachment B).

B.2

**Goals and Objectives. Continued.**

- b. Housing Choice Voucher (HCV)/Section 8 Program:
  - i. Minimum rent will remain at \$50.00, as permitted by HUD.
  - ii. Will consider revising rent calculations, in accordance with proposed federal regulations when finalized.
  - iii. Will allow family declaration of assets equal to/less than \$5,000.00
  - iv. Change voucher bedroom size requirements to a minimum of Head of Household, Spouse, Co-Head to receive 1 bedroom and all remaining members to two (2) persons per bedroom. Pending revision of the admin plan.
  - v. Implemented electronic prepaid debit cards for utility allowance in 2019.

**4. Operation and Management:**

- a. Public Housing:
  - i. Expected Turnover - 112 vs. 137 last year. See Housing Needs Assessment (wait list information) for number by bedroom size.
  - ii. Revisions to the Admissions and Continuing Occupancy Plan, and Maintenance Charge List will be made as deemed necessary; and includes late fees, bank fees as charged by the bank, legal and court fees as charged by the court.
- b. HCV/Section 8 Program:
  - i. Expected Turnover – 135 vouchers during prior 12 months
  - ii. Contract Section 8 Housing Quality Standard Inspections and rent reasonableness for units managed by the Housing Authority, if required.
  - iii. Annual review of Housing Choice Voucher, Project Based Voucher and Single Room Occupancy waiting lists and purge as deemed necessary

**5. Grievance Procedures:**

The PH grievance procedures will be followed within established timeframes in accordance with program regulations and Fair Housing policies. Deputy Executive Director manages the grievance process, as in-house general counsel, and engages two legal firms as needed.

**6. Community Service and Self-Sufficiency:**

Services and Programs:

Family Self Sufficiency (FSS) Programs and Participation:

Received Notification of Availability of Funds. Will apply for this grant.

Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinators Program:

Received Notification of Availability of Funds. Will apply for this grant.

**7. Safety and Crime Prevention:**

YHA will not apply for the 2019 Safety and Security Grant due to the competitiveness of the grant and the lack of data available to support the application. In recent years, YHA has not experienced high levels of crime. YHA has partnered with York City Police at the Wellington Center for the benefit of YHA youth. The Authority continues to monitor crime and safety concerns in and around the City Public Housing sites since the last annual plan. Local police department has a Confidential TIPs line, which has been shared with residents so that they can report suspected crime and concerns without fear of retaliation. Security cameras have been purchased at both Broad Park Manor and Jefferson Building campuses.

B.2

**Goals and Objectives. Continued.**

The Agency continues to enforce a defiant no-trespass program in which non-residents must be guests of a resident in order to remain on any YHA property. The goal is to reduce crime and gang activities. YHA continues to improve the curb appeal in all of its neighborhoods.

It has been determined that due to crime prevention activities, YHA has not experienced high levels of crime. YHA has partnered with York City Police at the Wellington Center for the benefit of YHA youth. Crime prevention activities include activities targeted to at-risk youth, adults and/or seniors, regular meetings with local police departments and local leadership, police testimony in support of eviction cases, subject to funding availability. Social services provide counseling, support, problem-solving coaching and referrals to families in crisis. Services include a collaborative effort with local leaders, the police department and community programs to develop prevention activities that make our neighborhoods safe.

**8. Pets:** There have been no changes to the pet policy to reflect the HUD policy regarding service and support animals. (See HUD No.13-060A)

**9. Civil Rights Certification:**

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. YHA works with the local jurisdictions to identify any impediments to fair housing choice. YHA will address impediments through the resources available and work with the local jurisdictions to implement the jurisdiction's initiatives to further fair housing.

**10. Fiscal Year Audit:**

The annual audit was for FYE 9/30/2018 was conducted in February 2019. Major programs audited were the Public Housing Program, Section 8 Program, the Capital Fund Program and the Central Office Cost Center. The final audit was submitted to HUD on April 17, 2019. Due to the FYE change from September 30 to December 31, the next audit will be 10/01/2019 - 12/31/2020. YHA is awaiting final determination regarding the change from FYE September 30 to December 31 from HUD REAC HQ.

**11. Asset Management:**

Nine Asset Management Projects (AMPs) are in place, including AMP based budgets, with various levels of management at each AMP. YHA will be reevaluating the current AMP management structure.

**12. Training:**

Fair Housing Training of all YHA staff by 4Q2019 or 1Q2020, with subsequent Section 8 landlord training thereafter.

**13. Smoke Free Housing:**

The agency maintains the smoke free housing policy that was implemented in 2013. The policy prohibits smoking within any building or within 25 feet of any entrance, window, or exit of any building.

<p><b>B.2</b></p>	<p><b>Goals and Objectives. Continued.</b></p> <p>The Housing Authority of the City of York’s 5-Year and Annual Agency Plan are available for public inspection at the Authority’s administration office: 31 S. Broad Street, York; each management office, the Authority’s Social Service Department, and the Authority’s website: <a href="http://www.yorkhousingauthority.com">www.yorkhousingauthority.com</a>. An electronic version is also available upon request. Please contact Regina S. Mitchell, Executive Director at (717) 845-2601 for access to these documents plus all policies, procedures and access to regulations that regulate the programs administered by the Authority. The website provides viewers the ability to read all items posted in English and other languages.</p>
<p><b>B.3</b></p>	<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. <i>See Attachment J.</i></p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. - <b><u>See Attachment B.</u></b></p> <p>(b) For Fiscal Year End 12-31-2020:</p> <p>i. <b><u>Section 8 Program:</u></b></p> <ol style="list-style-type: none"> <li>1. Improve and maintain Section Eight Management Assessment Program (SEMAP) score by addressing concerns in the Corrective Action Plan; training of all staff.</li> <li>2. Averaged at least 96% lease up in the Housing Choice Voucher program.</li> <li>3. Averaged Special Needs Assessments Program (SNAP)/Shelter + Plus Care lease up at twenty (20) for the year.</li> <li>4. Continue to review Housing Choice Voucher Payment Standards and will continue at 95-100% of Fair Market Rents (FMR) for all bedrooms in the City of York and up to 110% for County of York;</li> <li>5. Prepaid debit cards for utility payments are being implemented.</li> </ol> <p>ii. <b><u>Public Housing Program:</u></b></p> <ol style="list-style-type: none"> <li>1. Maintain 98+ % occupancy throughout the year.</li> <li>2. Unit turnaround time was at 26 days and we are working to reduce the number of days to 20.</li> <li>3. Retain bilingual employees and continue to utilize other resources to address translation needs of applicants and residents.</li> <li>4. Approved 17 resident household transfers to address reasonable accommodation needs.</li> <li>5. Provided reasonable accommodations to 73households.</li> <li>6. Able to continue rehabilitation and extraordinary maintenance of our properties.</li> <li>7. Continue to certify new staff with concentration on training maintenance on procedures and hands-on training with modern HVAC and electric systems.</li> </ol> <p>iii. <b><u>Supportive Services:</u></b></p> <ol style="list-style-type: none"> <li>1. Provide Family Self Sufficiency Programs to guide residents with developing an individualized plan and setting attainable goals to learn about and improve credit scores, education and employment opportunities while the overall economy limits staff’s ability to assist residents with attaining homeownership.</li> <li>2. Work cohesively with agencies, partners and resident councils to offer quality of life services such as after-school programming, youth activities, food distribution and locally farmed fresh food, services for the elderly and disabled, mental health services, cultural opportunities, credit/budget counseling, Family Self-Sufficiency Programs. YHA has a social service agreement with SeniorLife.</li> <li>3. Established relationship with FedEx for job placement and employment opportunities.</li> <li>4. Partnered with York City Police at the Wellington Center for the benefit of YHA youth.</li> <li>5. Scouting and 4-H programs are active in the Codorus and Parkway developments.</li> </ol> <p>iv. <b><u>Creating Opportunities in Neighborhood Environments, Inc. (CONE):</u></b> Working with CONE toward the development of the Codorus area. Continue collaboration with CONE and YWCA on development in Olde Towne East neighborhood. Continue consideration of future purchases/acquisitions and development opportunities throughout York County.</p>

<p><b>B.4</b></p>	<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>Public Housing and Housing Choice Voucher Programs reflect the National Policy as it relates to the Violence Against Women Act.</p> <p>At this time, the YHA does not directly offer activities, services, or programs to child or adult victims. Various resident related activities may from time to time relate to prevention, intervention or treatment. Access York is the local provider that our staff would refer victims to if they see a need for such referral.</p> <p>In cases where a member of the tenant family is victimized by another member of the household, the victim may remain in the home. If a protection from abuse order is issued against the abuser, the abuser will be required to leave the household.</p>
<p><b>B.5</b></p>	<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> <ul style="list-style-type: none"> <li>i. “Significant Amendments” occur when there are changes to PHA strategies or services (ie: changing rent or admission policies; opening and closing the wait list; changing the designation of demolition or disposition; modifying homeownership programs or reconstruction activities. An example in Public Housing is the administrative change not to require an interim for every increase in income, but rather when there is a change to the income source over and above the current income.</li> <li>ii. “Substantial Deviation Modifications” impact the Capital Fund. Any one item or combination of items that exceeds 20% of the annual amount allocated under the Capital Fund is considered a Substantial Deviation requiring a Significant Amendment.</li> </ul> <p>The York Housing Authority (YHA), PA022, did not have any significant amendment or modification, or substantial deviation modifications, that would require a statement of significant amendment to the CFP Five Year Action Plan based on the Capital Fund Rule. On August 15, 2018, HUD approved the YHA 2018 Agency Plan, which acknowledged future plans for demolition and disposition, Capital Fund Financing and development.</p> <p><u>Project Based Vouchers (PBV):</u> The Authority administers a PBV Program to improve the viability of low-income housing developments to provide affordable housing. The Authority has signed HAP contracts for a total of 15 project based units increased from 75 to 130.</p>
<p><b>B.6</b></p>	<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 checked="" 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. <u><i>See Attachment C.</i></u></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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. <u><i>See Attachment D.</i></u></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\(b\)\(2\)](#)). **See Attachment A.**

**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? Yes.

(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](#)). **See Attachment B.**

### 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.. **See Attachment C.**

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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.

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