

<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>Washington County Community Development Agency</u> <b>PHA Code:</b> <u>MN212</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>-01/2020</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"> <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></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></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:																							
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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>	<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. Through innovation, the Washington County Community Development Agency promotes community and economic development, and provides and maintains affordable, decent and safe housing opportunities in Washington County.

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.

**Increase the availability of decent, safe, and affordable housing.**

**PHA Goal: Expand the supply of assisted housing**

Objectives:

Create more housing choices to match the needs of a diverse workforce and to provide access to quality affordable housing for owners and renters alike.

- a. Apply for additional rental assistance programs as available.
- b. Administer a homeownership program in conjunction with federal, state and/or local resources.
- c. If accepted as a Moving to Work Agency, look at streamlining rental calculation and additional cost savings.
- d. To create affordable senior housing to enable seniors to live close to their families with the support that they need.
- e. Leverage private or other public funds to create additional housing opportunities.
- f. Facilitate creation of new affordable units.

**PHA Goal: Improve the quality of assisted housing**

Objectives:

- a. Convert Public Housing units to tenant-based rental assistance as a more stable financial platform while maintaining units as affordable rental housing, as detailed in the 2020 PHA Annual Plan.
- b. Until Public Housing units are converted, maintain or improve public housing management as determined by Public Housing Assessment System score.
- c. Maintain or improve voucher management as determined by Section Eight Management Assessment Program score.
- d. Perform customer and tenant satisfaction surveys; address relevant concerns.
- e. Complete annual reviews of both the Administrative plan and the Admissions and Continued Occupancy Plan.

**PHA Goal: Increase assisted housing choices**

Objectives:

Increase the opportunity to obtain stable housing for families, seniors and persons with disabilities.

- g. Create affordable senior housing to enable seniors to live close to their families with the support that they need.
- h. Conduct outreach efforts to potential landlords interested in rental assistance programs.
- i. Increase voucher payment standards as allowed by budget authority.
- j. Offer Homestretch home buying education to public housing residents and Housing Choice Voucher residents.
- k. Continue to maximize utilization of Housing Choice Voucher budget authority.

**Promote self-sufficiency and asset development of families and individuals**

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:

- a. Seek funding for Family Self Sufficiency Coordinator position to continue providing program to Housing Choice Voucher and Public Housing residents.
- b. Provide Service Coordinator services in senior properties to increase independence for elderly or people with disabilities.
- c. Provide information to participants regarding services offered by the Work Force Center.
- d. Increase the amount of developable acreage for new commercial and industrial investment to increase jobs and tax base.

**Ensure Equal Opportunity in Housing for all Americans**

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Objectives:

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|  | <ul style="list-style-type: none"><li>a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.</li><li>b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.</li><li>c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities.</li></ul> |
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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.

**PHA Goal: Expand the supply of assisted housing**

Progress:

Received additional rental assistance including 10 Veterans Affairs Supportive Housing and 15 Family Unification vouchers.

Consistently maintained low public housing vacancies.

Leveraged private or other public funds to create additional housing opportunities; Piccadilly, 79 units and The Glen, 42 units.

Administered a homeownership program in conjunction with federal, state and/or local resources.

**PHA Goal: Improve the quality of assisted housing**

Progress:

Maintain or improve public housing management as determined by Public Housing Assessment Score  
Maintain or improve voucher management as determined by Section Eight Management Assessment Program score.

Performed customer satisfaction surveys; addressed relevant concerns. Survey conducted with all residents in CDA properties every two years.

Evaluated and changed policies to improve over-all operation of affordable housing units including; eligibility guidelines, and smoke free policy.

Increased membership of the Resident Councils by more than 50%.

Specific projects were identified for public housing residents to volunteer their time and meet the Community Service requirements. Resident newsletter promoted community volunteer opportunities.

Revised the Public Housing Admissions and Continued Occupancy Plan (ACOP).

Completed annual reviews of both the Administrative plan and the ACOP.

**PHA Goal: Increase assisted housing choices**

Progress:

Conduct outreach efforts to potential landlords interested in rental assistance programs.

Increased voucher payment standards as allowed by Budget Authority. Use 100% of Fair Market Rent to assure accessibility to units in all communities.

Offered Homestretch home buying education to public housing residents and voucher holders. Promoted services in resident newsletter.

Continue to maximize utilization of Housing Choice Voucher Budget Authority.

Entered into Memorandum Of Understanding with affordable housing developers that the CDA receives notice when interest lists open so that people on programs are notified.

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

Progress:

Developed agency relationship with local Work Force Center. CDA staff appointed to Work Force Investment Board.

Provided information to participants regarding services offered by the Work Force Center in resident newsletter.

Received HUD funding for Service Coordinator position in project base section 8 building to increase independence for the elderly or families with disabilities. Provide Service Coordinator services in all Senior buildings operated by CDA using other funding sources.

Received funding for Family Self-sufficiency Coordinator for both Section 8 and Public Housing programs.

Maintained number of participants to reach goal.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Progress:

Washington County CDA proactively complies with the Fair Housing Act and other civil rights laws, including Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990. Activities include:

- Participates in the Fair Housing Implementation Council (FHIC).

- In 2016, Washington County jointly funded and participated in the following fair housing activities to attempt to address the impediments to fair housing choice facing the region:
  - Continued efforts in completing the 2014 Analysis of Impediments and Addendum.
  - Furthered community engagement sessions.
  - Simulation additional fair housing outreach and educational activities.
  - Work with community organizations to explore development opportunities in Washington County for communities of color.
  - Enhanced Homebuyer Education.
  - Encourage inclusive housing location policies for both private and public housing providers.
  - CDA staff participated in Undoing Racism training.
  
- Along with the FHIC, Washington County funded 3 fair housing projects in order to incorporate and support the recommendations from the Addendum to the 2014 Regional AI. The projects are:
  - Housing Justice Center provided a report to the FHIC that identified strategies to minimize and mitigate resident displacement from affordable housing.
  - American Indian Family Center through their community engagement process, to conduct fair housing training. This includes providing documentation to their communities to help them understand their rights to fair housing.
  - Southern Minnesota Regional Legal Services housing discrimination attorneys and staff will partner with four local organizations serving immigrant communities to conduct 7 trainings on renters’ rights and responsibilities and fair housing law.
  
- In 2017, Washington County addressed recommendation to eliminate priority based on location on the Qualified Allocation Plan.
- Work with community organizations to explore development opportunities in Washington County for communities of color.
- Provide education to landlords and tenants on rights and responsibilities.
- Enhance Homebuyer Education & work with public and non-profit agencies to expand information and services related to fair lending and foreclosure prevention.
- Encourage inclusive housing location policies for both private and public housing providers
- Council on American-Islamic Relations (CAIR) Minnesota training to CDA staff on Somali and Muslim culture & accommodations.

**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.

**Violence Against Women Act (VAWA)**

The WCCDA policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act of 2013 (VAWA). The WC CDA has revised and updated the Section 8 Administrative Plan to support victims of domestic violence, dating violence, sexual assault or stalking. The WCCDA will continue to administer its housing programs in ways that support program participants and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking. The WCCDA will not take any adverse action against a resident/participant or applicant solely on the basis of her or him being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance. The WCCDA will continue to develop/revise policies and procedures as needed to implement the requirements of VAWA and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the CDA’s housing programs. The HCV Section 8 Administrative Plan and the Public Housing ACOP contain policy on VAWA.

<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> <p>The Washington County CDA defines a substantial deviation of the 5-year Plan as follows:</p> <ol style="list-style-type: none"> <li>a. Any changes to the PHA overall mission.</li> <li>b. Any changes to the goals or objectives that affect services to the residents, or significant changes to the PHA’s financial positions.</li> <li>c. A complete revision or abandonment of one or more of the components of a PHA’s five year plan.</li> </ol> <p>Significant Amendment or Modification to the Annual Plan:</p> <p>The Washington County CDA defines a significant amendment or modification to the Annual Plan as a change in the plans or policies of the PHA that require formal approval by the Washington County CDA Board of Commissioners. It is understood that the Washington County CDA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Director and the meetings, at which the amendment or modification is adopted, is open to the public. Further, the CDA understands that it may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD’s plan review procedures, as provided in Statute 903.23.</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.  <b>No recommendations, see attachment for comments</b></p>
<p><b>B.7</b></p>	<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

**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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