

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
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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.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>Placer County Housing Authority</u> PHA Code: <u>CA149</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></p> <p>PHA 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 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>The draft 2020-2021 PCHA Administrative Plan and 5-Year Plan were sent to Legal Services of Northern California for review and are available for viewing at the following locations:</p> <p>Placer County Housing Authority Office 11552 B Ave Auburn, CA 95603</p> <p>Placer County Housing Authority Website https://www.placer.ca.gov/2134/Housing-Vouchers</p> <p>Contact person: Janelle Martinez (530) 889-7692 or jnmartin@placer.ca.gov</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="203 1266 1463 1898"> <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.	5-Year Plan. Required for <u>all</u> 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>The mission of the Placer County Housing Authority (PCHA) is to provide safe, decent, sanitary and affordable housing conditions for very low-income families and to manage our resources efficiently. The PCHA strives to promote personal, economic and social upward mobility and provide families the opportunity to make the transition from subsidized to non-subsidized housing.</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><u>Goal One: Expand the supply of assisted housing</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Increase affordable housing opportunities for Placer County residents by applying for all new vouchers made available by HUD. • Continue to expand Project-Based Voucher Program. • Serve the maximum number of households possible under the Annual Contributions Contract budget as provided by HUD each fiscal year. • Collaborate with local area housing authorities to optimize administration of the Housing Choice Voucher Program. <p><u>Goal Two: Improve the quality of assisted housing</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Maintain a “High Performance” rating in the Housing Choice Voucher Program. • Conduct quality control HQS inspections to monitor the quality of HQS inspections conducted by program staff. <p><u>Goal Three: Increase assisted housing choices</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Conduct outreach efforts to recruit potential landlords and increase program participation. • Apply for Family Self-Sufficiency program when made available by HUD. • Maintain an up to date list of affordable housing options and resources in Placer County. <p><u>Goal Four: Ensure equal opportunity and affirmatively further fair housing</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. • Work closely with other County agencies and Legal Services of Northern California to provide households with information regarding educational, employment and fair housing opportunities available. • Provide training opportunities to staff to promote equal opportunity and fair housing. <p><u>Other PCHA Goals:</u></p> <ul style="list-style-type: none"> • Reduce non-compliance by participants and property owners in the HCV program by investigating cases where suspicion exists and referring potential program fraud cases to the Placer County Special Investigations Unit • Continue to improve VASH voucher lease-up rates and decrease homelessness among Veterans by meeting regularly with the VA, Volunteers of America, Placer County Veteran Services Office, neighboring housing authorities and participating on the Placer County Veteran By-Name List team. • Conduct an annual review of existing policies and procedures to ensure the current process is compliant with federal regulations and adjust as needed. • Collaborate with Placer County Human Services and Children’s System of Care on the CalWORKs Housing Support Program and the Bringing Families Home housing program.

<p>B.3</p>	<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. Over the past five years PCHA has accomplished the following:</p> <ol style="list-style-type: none"> 1. Increase affordable housing opportunities for Placer County residents by applying for all new Housing Choice Vouchers made available by HUD. <ul style="list-style-type: none"> • Increased our HUD-VASH voucher allocation to 69. • Applied for and was awarded 14 Mainstream vouchers in 2018. • Applied for and was awarded 20 additional Mainstream vouchers in 2019. • Applied for Family Unification Program vouchers with the Placer County Children’s System of Care and the Placer County Continuum of Care in 2019. • Partnered with Placer County Health and Human Services and Mercy Housing and committed 20 project based vouchers to a multifamily/workforce housing project in Auburn, which is set to open in 2021. 2. Maintain SEMAP scores as a High Performing Housing Authority <ul style="list-style-type: none"> • PCHA remained a high performing Housing Authority for all 5 years. • Completed quality control HQS inspections regularly 3. Outreach to potential landlords to increase program participation <ul style="list-style-type: none"> • Partnered with Placer County, City of Roseville and Legal Services of Northern California to put on two landlord-tenant trainings in an effort to recruit new landlords for the HCV program. • Provide potential landlords that call for information with an informational packet about the benefits of participation. 4. Work closely with other County agencies and Legal Services of Northern CA, to provide households with information regarding educational, employment and fair housing opportunities available. <ul style="list-style-type: none"> • Staff participated in the Placer Empowering People resource event for low income Placer County residents. • Staff completed Fair Housing and Reasonable Accommodation training • Staff participated in the first annual Health and Human Services resource fair. 5. Make available to the public any information that will keep consumers updated on all affordable and handicap accessible units available in Placer County <ul style="list-style-type: none"> • Maintain an up-to-date listing of affordable housing and other resources in Placer County. • Refer applicants, participants and the public to resources available to them in Placer County. 6. Serve the maximum number of households possible under the Annual Contributions Contract budget as provided by HUD. <ul style="list-style-type: none"> • Expended 98% or higher of the allocated budget authority. 7. Additional accomplishments: <ul style="list-style-type: none"> • Attended conferences on Housing and Homelessness • Implemented a Limited Preference for individuals experiencing homelessness • Attended Placer County Continuum of Care meetings regularly • Attended monthly Homeless Services Committee meetings • Collaborative applicant - Bringing Families Home • Partner with other agencies (Children’s System of Care, Human Services, Whole Person Care, Adult System of Care, Advocates for Mentally Ill Housing, Veterans Services Office, Veteran’s Administration).
<p>B.4</p>	<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>PCCHA supports the goals and objectives of The Violence Against Women Reauthorization Act of 2013 (VAWA). Our Administrative Plan contains a comprehensive VAWA policy that covers notification, documentation and confidentiality and is reviewed annually to ensure all VAWA requirements are being met. The policy can be found in Chapter 16 of the PCHA Administrative Plan (attached) and includes:</p> <ul style="list-style-type: none"> • A preference for applicants fleeing a domestic violence situation. • Policies on requesting documentation from victims of domestic violence, dating violence, sexual assault and stalking and maintaining confidentiality of the information obtained. • Policies prohibiting denial of assistance to an otherwise qualified applicant on the basis that the applicant has been a victim of domestic violence, dating violence, sexual assault, or stalking. • Policies regarding termination of assistance for victims and perpetrators of domestic violence, dating violence, sexual assault, or stalking. • Policies on notifying applicants and participants of their rights under VAWA at the briefing, when admitted to the program, when denied assistance or terminated from the program. • An Emergency Transfer Plan, which allows participants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from their current unit to another unit. The Emergency Transfer Plan defines participants eligible for an emergency transfer, lists documentation needed to request a transfer, outlines confidentiality protections, describes how an emergency transfer may occur and guidance on safety and security.

<p>B.5</p>	<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>Placer County Housing Authority’s definition for “significant amendment” and ‘substantial deviation/modification” means a departure from our operating procedures that would impact participant’s access to programs or expenditures.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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>
<p>B.7</p>	<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>

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.
