

**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>																																
A.1	<p><b>PHA Name:</b> _____ Housing Authority of Thurston County _____ <b>PHA Code:</b> ___WA049_____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): _____ 2019-2024 _____</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 style="text-align: center; font-size: 2em; opacity: 0.2; transform: rotate(-30deg); pointer-events: none;">DRAFT</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">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>	<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 Mission of the Housing Authority of Thurston County is to provide safe, decent, and affordable housing and services to persons of low- income, disabled and at-risk individuals and families. The ultimate goal of the Housing Authority is to assist individuals and families to secure long term permanent housing.</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> <p>The goals established by the Housing Authority of Thurston County to support its mission, and the supporting objectives developed by the Housing Choice Voucher Program are as follows:</p> <p>See attached B.2</p>
<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>Expand the supply of assisted housing</p> <ul style="list-style-type: none"> <li>• The HATC was awarded twenty-one new VASH Vouchers</li> <li>• The HATC was awarded fifty 2017 Mainstream Vouchers</li> </ul> <p>Improve the quality of assisted housing</p> <ul style="list-style-type: none"> <li>• The HATC purchased and implemented a new housing software, Tenmast, which provides online landlord and tenant portals which provide ready access to agency information and resources, efficient and affective housing subsidy management, document management, tools for compliance and executive management review participants and.</li> <li>• The HATC continues to work with our Project-Based partners to reduce vacancy periods. The HATC performed updates to site specific Project-Based waiting list in order to have a viable referral pool.</li> <li>• The HATC applied for renewal for all Moderate Rehabilitation</li> <li>• The HATC continue to monitor our HCV budget weekly in order to serve the maximum number of households within our annual budget.</li> </ul> <p>Increase housing choices</p> <ul style="list-style-type: none"> <li>• The HATC outreaches to landlord associations and conducts program informational sessions</li> </ul> <p>Promote self-sufficiency and asset development of families and individuals</p> <ul style="list-style-type: none"> <li>• The HATC continues to offer the Family Self-Sufficiency Program to all HCV and Project-Based Voucher participants</li> <li>• The HATC had one new HCV homeowners in 2018</li> </ul> <p>Ensure Equal Opportunity in Housing for all</p> <ul style="list-style-type: none"> <li>• The HATC operates all of their programs without regard to race, color, religion, national origin, gender, gender identity, sexual orientation, familial status, age, or disability</li> <li>• The HATC provides and promotes suitable living environments for all families/individuals participating in our programs or living in our properties regardless of race, color, religion, national origin, gender, gender identity, sexual orientation, familial status, age, or disability.</li> <li>• The HATC continues to expand our handicap accessible property portfolio and provides reasonable accommodations to participants with a variety of different disabilities and accommodation needs.</li> <li>• The HATC participates in many local, state, and national community groups including but not limited to the Local Planning Area group, Thurston Thrives, HOME Advisory Group, Washington State Continuum of Care, Homeless Advisory Committee, and National Association of Housing and Redevelopment Officials.</li> </ul>

**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.

**See attachment B.4**

<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><b>Definition of Substantial Deviation and Significant Change or Modification</b></p> <p>903.7 r (2) Identify the basic criteria that HATC will use for determining:</p> <p>(i) A substantial deviation from the 5-year plan,  (ii) A significant amendment or modification to its 5-year Plan and Annual Plan.</p> <p><b>Substantial deviation:</b>  The following actions would be considered a substantial deviation or significant amendment or modification from the 5-year plan:</p> <ul style="list-style-type: none"> <li>• Change to the target population included in the adopted plan.</li> <li>• Decisions to change the process for accepting applications to the Rental Assistance Voucher Program</li> <li>• Decision to change Priority or Preference Criteria for the Rental Assistance Programs</li> </ul> <p>• <b>It will not be considered a substantial deviation from the plan:</b></p> <ul style="list-style-type: none"> <li>• To choose another course of action not specifically spelled out in the plan to meet the established goals</li> <li>• To meet goals of the program to assist low- and moderate-income population in a manner not discussed in the adopted plan.</li> <li>• To increase or decrease the Payment Standard (PS) (within budget authority) based on, (1) in the case of an increase to the PS, unforeseen increases in rents or inability of tenants to rent units within the program rules or (2) in the case of decreases to the PS, reductions in the budget authority awarded by HUD.</li> <li>• To make modifications to the Administrative Plan which improve the access to the program by applicants and participants or clarification of new issues in order to provide a consistent implementation of the rules.</li> <li>• To incorporate new procedures brought about by new regulations or clarification of regulations by HUD.</li> <li>• To make changes to parts of the plan, which are found to be inconsistent with regulations.</li> <li>• To make changes required by statute or regulation that need to take place before a consultative process can take place.</li> <li>• Changes in the Standard Operating Procedures that do not involve policy decisions.</li> </ul> <p><b>Significant change or modification:</b>  A significant change or modification is defined as discretionary changes in the plan or policies of the housing authority that fundamental changes the mission, goals, objectives or plans of the agency which require the formal approval of the Board of Commissioners.</p> <p>Other similar circumstances will be treated as defined above. Those items which are considered a substantial deviation or significant change or modification would require Board Approval at a Regular Meeting of the Housing Authority Board of Commissioners and submission to HUD at the next annual submission, where a report will be given of policies changed since the last submission of the Plan. Where feasible on discretionary issues, the HATC will make an effort to consult with the Resident Advisory Board prior to bringing the issue to the Board.</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 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.</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

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### A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

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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