

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>Housing Authority of the City of Longview (Longview Housing Authority)</u> PHA Code: <u>WA007</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2019</u> 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>Copies of:</p> <ul style="list-style-type: none"> • PHA Plan and all elements of the Plan • Publication of public hearing dates <p>Are located at:</p> <ul style="list-style-type: none"> • The Housing Authority's main business office at 820 11th Ave., Longview WA 98632 • The Housing Authority's satellite office at 1207 Commerce Ave., Longview WA 98632 • The Housing Authority's satellite office at 1400 Woodside St., Woodland WA 98674 • The Housing Authority's website at www.hoswwa.org • All members of the Board of Commissioners as well as Management Staff and Resident Advisory Board members are in possession of the Plan. <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 1304 1463 1936"> <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>We promote and provide stable, affordable housing and supportive services in an environment that nurtures individuals and families while encouraging personal responsibility.</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>New Goals</p> <ol style="list-style-type: none"> 1. Provide greater access to affordable housing by increasing the number of homes available to low and medium income families across jurisdictions. <ol style="list-style-type: none"> a. Complete construction on a 27 unit project, located in Long Beach, WA utilizing funding from Low Income Housing Tax Credits and Housing Trust Fund. This project will be owned by Joint Pacific County Housing Authority, in partnership with Longview Housing Authority. Upon completion (anticipated November 2019) project will be managed by LHA. b. Continue development process for Willapa Center, located in Raymond, WA, an LIHTC project to be owned by Joint Pacific County Housing Authority and managed by LHA. Federal Home Loan Bank funds have been approved and an application will be submitted to the Housing Trust Fund. c. Explore the possibility of developing a 124 unit project on land on Ocean Beach Highway acquired through the WSHFC Land Acquisition Program and utilizing available funding to include LIHTC and HTF. Application for pre-development costs to be submitted to Impact Capital. An application to HUD to attach 124 Housing Choice Vouchers to the program will be submitted upon approval of other funding. d. Increase affordable homeownership opportunities through development of new housing, rehabilitation and resale of existing units and identification of new funding sources for acquisition, development, rehabilitation and down payment assistance. e. Continue development and preservation of affordable housing. This will be done through development of new housing and acquisition/rehab of existing housing throughout our jurisdiction as opportunities arise. Emphasis will be on expanding housing where gaps in supply have been identified in the Consolidated Plans. Every effort will be made to leverage other public and private funds where available. 2. With partial HUD funding restored, LHA will work diligently towards 100% utilization of Housing Choice Vouchers as long as sufficient funding is appropriated by Congress. 3. Expand the supply of assisted housing by applying for additional rental vouchers and tenant based rental assistance when opportunities arise. 4. Promote self-sufficiency and asset development of assisted households. LHA will pursue funding opportunities to expand the Rent Well Program to improve tenant education and rental housing choice options. 5. Ensure equal opportunity and affirmatively further fair housing by providing continuous training opportunities for staff and undertaking affirmative measures to ensure accessible housing to all. 6. Actively leverage partnerships and community engagement to increase effectiveness and expand opportunities. <ol style="list-style-type: none"> a. Improve outreach efforts to increase awareness about available programs by continuing partnerships with the Coordinated Entry agencies in each County, local Rental Property Owner’s Associations, DSHS and HeadStart by continuing informational sharing events and trainings. b. Work with local service providers to identify potential partnership opportunities to expand the supply of housing and supportive services c. Provide development assistance to smaller partner agencies to increase affordable housing options in other rural areas. 7. Create and implement tools to thrive <ol style="list-style-type: none"> a. Continue to improve program integrity and quality of service by working to identify administrative efficiencies and streamlining procedures. b. Pursue founding sources to continue operation of two Janus Homes which include a drop in center for homeless unaccompanied youth. These two properties are leased from the City of Longview. LHA has partnered with Janus Youth Services from Portland, Oregon. 8. Continue to utilize our project basing capacity by offering Project based vouchers to affordable developments such as 12 HCV and VASH voucher for Reliable Enterprises, Phase II in Centralia, Washington, and the Ocean Beach Hwy project in Longview, Washington. Attaching PBV helps fulfill the goal of expanding affordable housing. 9. Expand current services of the Veteran Integration Program (VIP) department of LHA, by seeking out and applying for grants that can support staffing and services for homeless veterans in the HA’s jurisdiction.

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made meeting the goals and objectives described in the previous 5-Year Plan:</p> <p>Progress Report from previous 5-year plan:</p> <ol style="list-style-type: none"> 1. LHA developed a 24 unit, business office and apartment complex in Lewis County, Washington. In partnership with Reliable Enterprises, <i>Reliable Place</i> project is permanent, supportive housing for extremely low and very low income residents with developmental disabilities. LHA did not pursue attaching project based vouchers to this project. Construction was completed in April 2010. 2. LHA in partnership with Joint Pacific County Housing Authority completed construction and began leasing up a 15 unit multi-family project in South Bend, Washington targeting victims of domestic violence, with incomes below 50% of median for the area. <i>Pacific Pearl</i> is 100% project based. Construction was completed and lease up process began 6/1/2010. 3. A 40-50 unit development of family housing planned for Winlock, Washington (Lewis County) was not pursued. 4. An additional 40-50 units of permanent supportive housing planned for Longview was not pursued 5. <u>SHARE Homeownership Program.</u> The Self Help And Rehab Equity program completed 15 homes in Cowlitz and Lewis Counties. This program was phased out in 2012. 6. A 2008 SHOP award from Community Frameworks continues to be used as a down-payment assistance program to compliment the Homeownership programs currently in place. All funds from this grant have been distributed to participants in the Homeownership program. Funds were exhausted in 2019. 7. LHA completed construction of a Duplex/Townhouse home in the Highlands neighborhood. This project began with removing a blighted home and constructing two 3-bedroom units with a shared wall structure, which will be the first of its kind to be built specifically as a homeownership opportunity in Longview. Staff recruited two qualifying families as homeowners for these units. Purchase was complete for both families by 2018. 8. Another blighted property in the same neighborhood was cleared which allowed construction of a new home. Construction was completed in late 2013, and sold to a low-income homeowner in early 2014.
<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> <ul style="list-style-type: none"> • Staff provides all applicants of PHA rent assistance programs and properties a full disclosure of VAWA protections on the date of their application and at the required Briefing appointment. • Staff provides all participants of PHA rent assistance programs and properties a full disclosure of VAWA protections with any notice of termination of benefits • Staff provided all landlords participating on the rent assistance program with notices of their requirement to comply with protections provided in VAWA
<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> <ol style="list-style-type: none"> 1. Regarding the manner in which tenant rent is calculated in which the tenant will be adversely affected. 2. A material change in the admissions policies with respect to the selection of applicants from/or organization of the waiting list.
<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 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.</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.
