

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: 03/31/2024
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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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.					
A1	<p>PHA Name: Housing Authority of the City of Longview (Longview Housing Authority) dba Housing Opportunities of SW WA (HOSWWA)</p> <p>PHA Code: WA007</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): FY 2025-2030</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" 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"> • HOSWWA Main Office—820 11th Ave., Longview, WA 98632 • HOSWWA website—www.hoswwa.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p>					
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV
B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B1	<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>Mission: We promote and provide stable, affordable housing, and supportive services in an environment that nurtures individuals and families while encouraging personal responsibility.</p>					

B2

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.

Strategic Plan Goals

1. Preserve and Expand Housing Opportunities

- a. Maximize the number of families supported through rental assistance programs.
- b. Increase housing stock owned and/or managed by HOSWWA by 5% annually
- c. Preserve/maintain existing housing units for affordable housing.
- d. Develop new housing units
- e. Leverage new/emerging programs and initiatives that support housing.
- f. Utilize the Project Based Voucher Program to promote preservation, sustainability and development of affordable housing in our jurisdiction.
- g. When there is a suitable opportunity to do so, the PHA will select PHA-owned projects for Project-Based Voucher assistance in order to improve the supply of affordable housing.

2. Provide Housing Supports that encourage stability

- a. Nurture existing partnerships and develop new partnerships with other supportive service providers
- b. Utilize set asides within developments to obtain services at no cost.
- c. Explore grant opportunities to increase supportive services provided by HOSWWA
- d. Transform VIP to serve all Veterans in need

3. Execute Broadly-engaging communications outreach program

- a. Develop and maintain strong connections with area stakeholders and supportive service providers
- b. Visibly and regularly engage with the community.
- c. Engage regularly with residents to ensure quality services

4. Ensure Financial Sustainability through Diversification of Revenues and Effective Stewardship of Resources

- a. Utilize robust review of financials and rigorous budget planning to ensure effective use of resources
- b. Identify opportunities for new revenues.
- c. Review assets for cost-reduction opportunities.
- d. Decrease administrative costs
- e. Increase HUD and non-HUD revenues.
- f. Create new funding vehicles.

5. Ensure Sufficient Staff Capacity and a Flexible and Resilient Infrastructure

- a. Restructure for success
- b. Pursue internalization of staff resources to maximize resiliency, capacity and flexibility
- c. Improve competitiveness in recruitment
- d. Improve employee retention
- e. Prepare for staff attrition (succession planning)
- f. Improve staff well-being
- g. Optimize systems technology and processes
- h. Provide training opportunities to ensure high performance and regulatory compliance

6. Adapt Programs and Policies to actively respond to community need and remain in compliance with HUD regulations

- a. Review voucher preferences and remove or add based on needs presented by the communities we serve.
- b. Review all programs and revise policy as necessary to ensure minimal barriers to those in need.
- c. Update HCV policies regularly to ensure compliance with HUD regulations.
- d. Apply for MTW status as it is made available.

B3

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.

Progress Report.

1. Ongoing: Provide greater access to affordable housing by increasing the number of homes available to low and medium income families across jurisdictions.
 - a. COMPLETED: Completed construction on Driftwood Point, a 27 unit project located in Long Beach, WA utilizing funding from Low Income Housing Tax Credits and Housing Trust Fund. This project is owned by Joint Pacific County Housing Authority, in partnership with HOSWWA. This project is managed by HOSWWA.
 - b. COMPLETED: Completed construction on Willapa Center, a 30 unit project located in Raymond, WA. Project is 60% leased. 15 units are project based.
 - c. IN PROGRESS: Sunrise Village, a 40 unit new development located in Longview, WA, is currently under construction with completion estimated for April 2025. The project includes 20 PBV.
 - d. IN PROGRESS: HOSWWA owns 6 acres of land on Ocean Beach Hwy in Longview. Currently working on development plans. Plans likely will include a building for Seniors with PBV and other 1 and 2 bedroom units with set aside to be determined. We hope to include some homeownership units to partner with our Section 8 Homeownership program.
 - e. IN PROGRESS: Increase affordable homeownership opportunities through development of new housing, and the Section 8 Homeownership Program. We have a new lender in Umpqua Bank who is willing to work with our voucher holders to qualify. We have closed two new deals since implementing this new process with Umpqua Bank.
 - f. IN PROGRESS: 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. In FY 2024 we acquired Alder House for Joint Pacific County Housing Authority. This 35 unit facility will be rehabilitated and preserved for senior housing in Pacific County. Construction is under way. The project will include 7 PBV. We have also received funding for purchase of Raymond Manor in Raymond, WA. This complex will be preserved through this purchase. The project includes 35 PBV units.
2. Ongoing: HOSWWA continues to work diligently towards 100% utilization of Housing Choice Vouchers as long as sufficient funding is appropriated by Congress.
3. Ongoing: Expand the supply of assisted housing by applying for additional rental vouchers and tenant based rental assistance when opportunities arise.
 - a. HOSWWA continues to apply for new vouchers as they become available and has been successful in obtaining more MS5 and VASH vouchers and received an award of Stability vouchers.
 - b. In 2024 we received an award of FYI vouchers.
4. Completed: Promote self-sufficiency and asset development of assisted households. HOSWWA will pursue funding opportunities to expand the Rent Well Program to improve tenant education and rental housing choice options. Still pursuing grants for expanding Rent Well.
 - a. We have successfully expanded our Rent Well program, and Voucher applicants can now access those classes and get help in finding housing.
5. Ongoing: 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.
 - a. Hired a new Policy Analyst who is working to revise all policies and procedures with the goal of reducing any barriers and improving access for all.
 - b. Established a DEI Committee who is working to break down barriers and ensure equitable access.
6. Ongoing: Actively leverage partnerships and community engagement to increase effectiveness and expand opportunities.
 - a. Improve outreach efforts to increase awareness about available programs by enhancing partnerships with the Coordinated Entry agencies in each County, local Rental Property

	<p>Owner's Associations, Lower Columbia CAP, DSHS and Willapa Behavioral Health by continuing informational sharing events and trainings.</p> <ol style="list-style-type: none"> b. Work with local service providers to identify potential partnership opportunities to expand the supply of housing and supportive services. Many new partnerships have been developed with agencies across our jurisdiction. c. Provide development assistance to smaller partner agencies to increase affordable housing options in rural areas outside the City of Longview to include Wahkiakum, Lewis and Pacific Counties. d. Established an MOU with multiple partners across our four county jurisdiction for services for FYI participants. e. Established an MOU with Emergency Support Shelter for Stability Vouchers. This MOU allows them to refer DV victims for these vouchers. <p>7. Ongoing: Create and implement tools to thrive</p> <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. HOSWWA has implemented new software (Yardi) which includes an applicant, tenant, landlord portal and increases access to services. <p>8. Completed: Due to modifications in supportive services grant funds from Veterans Affairs (VA) distributed to the Veteran Integration Program (VIP) department of HOSWWA, a reassessment and reorganization has been fully implemented to better serve homeless veterans in the HA's jurisdiction. HOSWWA is seeking new funding sources to expand into a full supportive housing program available to HOSWWA tenants.</p> <ol style="list-style-type: none"> a. HOSWWA has implemented the FCS program and is expanding services throughout our jurisdiction.
B4	<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 a full disclosure of VAWA protections to all applicants of PHA rent assistance programs and properties at the required briefing. • Staff provides a full disclosure of VAWA protections to all participants of PHA rent assistance programs and properties with any notice of denial or termination of benefits. • Staff received updated VAWA training. • VAWA information is posted at our main office. • VAWA information is provided on our website. • VAWA information is included as part of the HCV and TBRA Tenancy Addendums. • HOSWWA has partnered with the local Emergency Support Shelter to provide referrals for victims of domestic violence.
C. Other Document and/or Certification Requirements.	
C1	<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>A significant amendment is defined as:</p> <ol style="list-style-type: none"> 1) Any change in the manner in which Voucher rent is calculated in which the tenant will be adversely affected. 2) Any material changes in the admissions policies with respect to the selection of applicants from/or organization of the waiting list that adversely impacts applicants placement on the waiting list.

C2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> See attached</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>						
C3	<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>						
C4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>
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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 1.64 hours per year per response or 8.2 hours per response every five years, 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.