

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

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.																					
A.1	<p>PHA Name: <u>Willacy County Housing Authority</u> PHA Code: <u>TX454</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024 - 2028</u></p> <p>PHA Plan Submission Type: <input 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><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 style="width: 10%;">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead PHA:														
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B.	Plan Elements. 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 Willacy County Housing Authority is to provide and develop quality and affordable housing opportunities to the population of Willacy County residents and encourage resident self sufficiency and independence.</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>1. PHA Goal #1 Increase the number of tenant based vouchers</p> <ul style="list-style-type: none"> • Contacting and working with our HUD field office representative • Demonstrating the need and applying for additional funding <p>2. PHA Goal #2 Improve the quality of living for families</p> <ul style="list-style-type: none"> • Use the community safe room for health fairs, awareness events (i.e. domestic violence, alzheimer's), and local youth clubs, and encouraging the participation in such programs. • Improve and enhance the recreational areas for children and adults (basketball court, walking trails and gathering areas). Promote outdoor activities, and encourage participation. • Reach out to organizations that can provide services and resources to the families. <p>3. PHA Goal #3 Improve the quality of assistance for the those seeking rental assistance and affordable housing</p> <ul style="list-style-type: none"> • Provide more information of programs and opportunities by participating in community events. • Publish more information of programs and opportunities to our website <p>4. PHA Goal #4 Build or acquire more affordable housing units</p> <ul style="list-style-type: none"> • Apply for grant funding to build additional housing units. • Purchase homes and or apartments for sale in the jurisdiction <p>5. PHA Goal #5 Increase assisted housing choices in the community</p> <ul style="list-style-type: none"> • Conduct outreach to potential landlords and encouraging them accept housing vouchers. Conduct landlord meetings to inform them of program rules or significant changes. • Annually review and determine voucher payment standards to optimize number of families receiving vouchers. 				
B.3	<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.</p> <ul style="list-style-type: none"> • PHA applied for and received 15 emergency housing choice vouchers under the CARES Act • Through CDBG-Disaster Recovery funding the PHA demolished and rebuilt 50 houses, rehabbed 58 apartments. The PHA also administered a CDBG-DR project that demolished and rebuilt 10 homes in the jurisdiction. • PHA partnered with the County to have a community safe room built on PHA grounds. • PHA improved it's SEMAP score from a Standard rating to a High rating. • PHA staff received annual training that included HCV inspections. • PHA has worked with organizations to host educational, job training and health fairs in the community safe room. 				

<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>The PHA established the following objectives to strive in meeting VAWA goals:</p> <ul style="list-style-type: none"> • Ensure affordable housing and Section 8 tenants are advised of their rights under VAWA: <ul style="list-style-type: none"> – Notify all Section 8 program participants of their specific rights under VAWA, to include their right to confidentiality and the limits thereof under Section 606 of the Act; – Provide essential information on specific rights under VAWA in the application packet given to all new applicants – Notify owners and managers of Section 8 rental units of their specific rights and obligations under 606 of the Act • Ensure equal access to housing programs by victims of domestic violence: <ul style="list-style-type: none"> – Section 8 selection/admission assistance will not be denied based on an applicant or participant being a victim of domestic violence, dating violence or stalking if they are otherwise qualified as an applicant. • Ensure equal enjoyment to housing programs by victims of domestic violence: <ul style="list-style-type: none"> – An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of such violence. – Section 8 termination of assistance/eviction procedures will not be enacted in cases where one or more members of the household is or has been a victim of criminal activity directly relating to domestic violence, stalking or dating violence. The PHA reserves the right to bifurcate the public the housing choice voucher to evict, remove or terminate rental assistance only to the perpetrator of such violence. • Victim Confidentiality <ul style="list-style-type: none"> – The PHA will request that an individual certify via a HUD approved certification form that the individual is a victim of domestic violence, dating violence or stalking, and the incident or incidents in question are bona fide incidents of such actual or threatened abuse. – Information provided by the victim pursuant to the certification shall be retained in confidence and not entered into any shared database nor provided to any related entity except when the disclosure is consented to: by the individual in writing, required for use in the eviction process. – Train WCHA staff on the requirements of VAWA and on the importance of complete confidentiality of all information of the victim(s) of domestic violence, dating violence, or stalking.
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</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> <ul style="list-style-type: none"> • A fundamental shift in PHA's long range goals and objectives. • Changes in rent, admissions policies or organization of the waiting list. Any addition or elimination of programs that affects families.
<p>C.2</p>	<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 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>C.3</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>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

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.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: To further our commitment to full compliance with applicable Fair Housing information to our Section 8 applicants at voucher issuance briefing and to our participants at Move briefings. In addition, WCHA will provide the HUD Discrimination Complaint form when requested and if needed to assist the family in completing the form. As fund permits, WCHA will subscribe to publications on Fair Housing practices and provide staff Fair Housing training when offered in our area. In addition, WCHA will take affirmative steps to communicate with families who need services or information in a language other than English.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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: WCHA will take an active role in communicating reasonable in and communicating reasonable accommodation needs of the HCV holder to landlords and provide regulation guidance to the landlord in meeting their needs.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Upon request of an applicant or participant family, WCHA will assist households who have disabled members find suitable housing. One way WCHA can do this is by providing the applicant or participant family a list of known accessible units at voucher issuance briefing for applicants and at annual re-certification for participants.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

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))

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)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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.