1.0 PHA Information
PHA Name: ______________________
Pierce County Housing Authority_ PHA Code: _WA054
PHA Type:  [□] Small  [□] High Performing  [☐] Standard  [□] HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2015

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: _______127________
Number of HCV units: ___2801

3.0 Submission Type
[☒] 5-Year and Annual Plan  [□] Annual Plan Only  [□] 5-Year Plan Only

4.0 PHA Consortia
[☐] PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) Included in the Consortia</th>
<th>Programs Not in the Consortia</th>
<th>No. of Units in Each Program</th>
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<tbody>
<tr>
<td>PHA 1:</td>
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<td>PHA 2:</td>
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<td>PHA 3:</td>
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5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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:
To promote adequate and affordable housing for serving the needs of low income, very low income and extremely low income families in the PHA’s jurisdiction for the next 5 years.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- Apply for suitable rental vouchers
- Improve public housing and samp scores
- Assure maximum issuance of vouchers
- Provide/attract supportive services to enhance clients employability
- Provide supportive services to improve homeownership opportunities
- Provide supportive services to improve recipients ability to lease and maintain suitable housing
- Seek supportive services to assist at risk clients to maintain stable housing

6.0 PHA Plan Update
(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

NO changes PHA plans available at 603 south Polk, Tacoma WA 98444

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.
n/a

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).
[☐] Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

As identified in the Pierce County consolidated plan:

HUD’s National Low Income Housing coalition “out of reach 2007-08” studied housing affordability nationwide. The study found that in Pierce County the Fair Market Rent (FMR) increased by more than 28%. 45% of households are unable to afford the two bedroom FMR.

The Housing and community needs assessment showed that 71.6% of the 3,557 extremely low income elderly households had housing problems, with 71.1% of them cost burdened and 53.3% extremely cost burdened.

The priority needs identified in the Pierce County consolidated plan show a priority for the preservation of low income housing.

Pierce County’s strategic plan identified several groups that have a higher need for affordable housing and have special needs. These groups have been identified as:

The Elderly and frail elderly
Persons with Disabilities (mental, physical, development)
Victims of Domestic violence
Person with alcohol or other drug addiction
Youth
Persons discharged from institutions (prison, jail, mental hospital)

Seniors and the disabled are more likely to face housing problems, and have difficulty affording housing. Seniors and the disabled also have a need for accessible housing whether it be new housing, rehabilitated existing housing or the adaptation of the housing they currently occupy. In addition to general challenges, seniors may have supportive housing needs resulting from dementia. A specific need was identified for senior housing that allows the elderly to care for school aged children, presumably grandchildren.

A need for housing with supportive services was identified for seniors, the disabled, mentally ill persons, those with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol and other drug addictions, aging out foster youth, and persons discharged from institutions

Pierce County Housing Authority is currently seeking a HUD loan to preserve our low income affordable housing. This loan will provide long term stability, necessary funds to complete all identified capital needs for the projects, and generate stable long term cash flow that will allow for long term capital planning.

During the next year, Pierce County Housing will modify approximately 24 units to the UFAS standards for accessibility.

Pierce County Housing Authority will seek community partners to provide services to the clients in the newly remodeled accessibility units.

Pierce County Housing Authority is seeking opportunities to purchase land for the development of low and moderate income housing.
Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

Pierce County Housing Authority goals show the Housing Authority as an active partner in assisting to meet the needs and goals for low income and moderate income families in the community.

The Housing Authority continues to have a preference for Sound Families projects that combine project based section 8 rental assistance for homeless families with children

The Housing Authority partners with Greater Lakes Mental Health services to provide project based rental assistance for 30 individuals with mental illness

The Housing Authority continues to rent units to Good Samaritan Mental Health services for individuals and families with mental illness

The Housing Authority will continue to rent units to services providers in the Housing First program

The Housing Authority will continue to seek services to provide assistance to elderly, disabled, and homeless families

The Housing Authority will continue to provide family self-sufficiency training for public housing and section 8

The Housing Authority will continue to develop partnerships to link clients to community resources for utility assistance, employment training, financial literacy, learning to rebuild credit, preparing for homeownership and accessing community resources and development of new expectations

The Housing Authority will continue to provide Ready to Rent training programs. This provides 9 hours of intensive interactive training regarding rental barriers such as poor credit, evictions, criminal history, late rental payments, and more. Households will learn how to keep their homes clean, get along with neighbors and property owners, and become partners with landlords in successful tenancy. This program is instrumental to getting families with significant barriers into housing and maintaining suitable housing. PCHA wants to expand this program to provide prevention training to clients at risk for eviction.

PCHA will continue to have a preference for families that are fire victims, victims of federally declared disasters, terminally ill head of households, and families that are displaced due to government actions such as imminent domain, condemnation and the weed and seed program

PCHA will continue to provide vouchers for the PORCH program in cooperation with Greater Lakes Mental health services

PCHA will work with private and non-profits to provide assistance in developing outreach programs for the development of projects that create and support affordable and supportive housing

PCHA will continue to enhance staff capacity for development through training opportunities

PCHA will work with community partners to provide quality training opportunities to non-profits, clients and local governments.

PCHA will provide landlord training each year

PCHA will provide speakers to rental housing associations in our community

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.

PCHA has utilized all of their budget authority in the voucher program for 2014, and will draw down nearly all of the reserves available for the section 8 program.

Paperless system has been implemented, and PCHA is revising the Section 8 department to allow for additional case managers to reduce workloads and provide even more timely reviews for clients.

PCHA received a high performing rating for the Section 8 SEMAP for 2013 and anticipates the same for 2014

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

PCHA received a standard performance for the low income public housing program for 2013 primarily due to the outstanding debt owed by low income clients. By trying to prevent evictions, we unfortunately lost scoring in this area. PCHA has revised their collection work, their interim policies and assigned an individual to collection to improve the score for 2014.
### 11.0 Required Submission for HUD Field Office Review

In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Fax will not be accepted by the Field Office.

- **(a)** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- **(b)** Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- **(c)** Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- **(d)** Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- **(e)** Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- **(f)** Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- **(g)** Challenged Elements
- **(h)** Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- **(i)** Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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.

Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1. **PHA Information**
   - Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2. **Inventory**
   - Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3. **Submission Type**
   - Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4. **PHA Consortia**
   - Check box if submitting a Joint PHA Plan and complete the table.

5. **Five-Year Plan**
   - Identify the PHA’s Mission, Goals and/or Objectives (24 CFR 903.6).
     - Complete only at 5-Year update.
     - **5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.
     - **5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6. **PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:
   - (a) Identify specifically which plan elements have been revised since the PHA’s prior plan submission.
   - (b) Identify where the 5-Year and Annual Plan may be obtained by the public. 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

   **PHA Plan Elements.** (24 CFR 903.7)
   - 1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of dating violence, domestic violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

(a) **Hope VI or Mixed Finance Modernization or Development.** A description of any housing (including project number [if known] and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and (2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/index.cfm

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/dispos/index.cfm

**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: (1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; (2) An analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA’s Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA’s Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the Capital Fund Program Annual Statement/Performance and Evaluation Report (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year’s CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs must complete the Performance and Evaluation Report section (see footnote 2) of the Capital Fund Program Annual Statement/Performance and Evaluation (form HUD-50075.1), at the following times:

1. At the end of the program year, until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 **Capital Fund Program Five-Year Action Plan**

PHAs must submit the Capital Fund Program Five-Year Action Plan (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any...
portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations

(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)

(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)

(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.

(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.