

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.																				
A.1	<p>PHA Name: <u>Pierce County Housing Authority</u> PHA Code: <u>WA054</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</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>Any member of the public may request a copy of the Pierce County Housing Authority (PCHA) Five Year Plan Submission by:</p> <ul style="list-style-type: none"> You may download a PDF version of the plan from the Pierce County Housing Authority webpage at www.pchawa.org Copies will be available at PCHA’s administrative offices located at 603 South Polk Street South, Tacoma, WA 98444 during normal business hours (M, T, W, TH 9:00-4:00PM) Members of PCHA’s Resident Advisory Board will also receive a copy of the plan by US Mail and email in advance of the Resident Advisory Board Annual Plan Review and meeting. The public may also comment upon the plan at a public hearing during the Board of Commissioners special meeting scheduled for: August 30, 2023 at 603 South Polk Street, Tacoma, WA 9844 Building B at 3:30 PM. <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <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: Not Applicable</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: Not Applicable											
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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><i>Pierce County Housing Authority provides safe, decent, affordable housing and economic opportunity, free from discrimination.</i></p>
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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.

Goal 1: Increase the Provision of Safe, Decent, Affordable Housing:

Objective A: Increase the Number of Housing Choice Vouchers Available to PCHA

1. Seek additional vouchers when available through Housing and Urban Development
 - a. Consider applications through HUD NOFA, such as, but not limited to, Section 811 Non-Elderly Disabled, Family Reunification Vouchers, etc..
 - b. Accept Tenant Protection Vouchers when referred to PCHA by HUD
2. Request additional Veterans Affairs Supportive Housing Vouchers (VASH) when funding is available
3. Use the approximately \$40 million in Net Disposition Proceeds to develop additional affordable units:
 - a. Acquire and/or develop replacement Public Housing units utilizing Faircloth Authority.
 - b. Convert those Faircloth to HCV units via Faircloth to RAD program.
 - c. Increase availability of affordable housing by utilizing tax credit acquisition/rehabilitation funding, project-based vouchers (PBV), or other eligible uses with any remaining proceeds. Projects TBD.

The proposed disposition will facilitate the replacement and long-term viability of the 124 subsidized units for low-income households. It will allow PCHA to use the remaining funds to replace units above the one-to-one ratio.

Objective B: Increase and Improve Partnerships with Community Organizations to Expand the Number of Affordable Housing Units in Pierce County

1. PCHA will continue to participate in community organizations, such as the Pierce County Affordable Housing Consortium, that support and advocate for the expansion of affordable housing.
2. PCHA will continue to seek partnerships with local government, including Pierce County, to share resources that expand affordable housing.
3. PCHA will seek opportunities to partner with other affordable housing development entities to expand affordable housing opportunities, including a funding application process for Project Based Vouchers.
4. PCHA will continue increasing the community's knowledge and awareness of both the need for additional units of affordable housing and mechanisms for its creation.

Objective C: Increase Lease-up Success Rate for Section 8 Participants

1. Seek opportunities to introduce households on the Section 8 waitlist to Ready to Rent (or similar programs) designed to address common barriers to lease up (credit, rental history, etc.) *prior* to the voucher being issued.
2. PCHA will increase efforts to expand the participation of community landlords.
 - a. PCHA will conduct quarterly landlord appreciation events that are valued by partner landlords, and participate with other local Housing Authorities' community engagement events such as Landlord Liaison programs.
 - b. PCHA will support landlord adherence to Source of Income Discrimination protections and landlord application to the Landlord Mitigation funds
 - c. PCHA will allocate staff resources intended to enhance the landlord's customer service experience.
 - d. PCHA will periodically survey participating landlords and incorporate opportunities for program improvement

3. PCHA will consider and may incorporate Shared Housing as a means of expanding housing choice, decreasing monthly per unit cost, decreasing participant cost burden and creating economic stability.

Objective D: Increase Homeownership

1. PCHA will continue to operate homeownership programs under Section 8(y) and 5(h).
2. Continue to educate and assist current LIPH residents in possible homeownership opportunities either in current unit or by referral to affordable homeownership programs.

Objective E: Preserve and Expand PCHA's Affordable Housing Portfolio

1. PCHA will seek funding to preserve its current portfolio of non-subsidized affordable housing.
2. Leverage currently-owned apartment communities to raise capital for additional acquisition or new development opportunities:
3. Development or acquisition with 4% or 9% Tax Credits
4. Project-Basing in an existing PCHA Property
5. Faircloth to RAD conversion program

Goal 2: Expand Fair Housing Choice

Objective A: Improve Organizational Awareness

1. PCHA will hire and maintain a new role, the Fair Housing and Compliance Coordinator, who will work to
2. PCHA will *actively* partner with entities such as the Fair Housing Center of Washington to increase internal (PCHA) awareness and external (participating landlord) awareness of impediments to fair housing choice.
3. PCHA will seek new, and improve existing, partnerships with organizations that are historically underserved.
4. PCHA will assess practices that will expand housing choice among Section 8 participants, this may include:
 - a Adopting Small Area Fair Market Rents
 - b PCHA will provide targeted outreach to landlords in areas of higher opportunity (proximity to employment centers, high performing schools, transportation, etc.).
 - c PCHA will improve participant materials allowing them to make better informed choices regarding the impact of housing location on health, economic stability, and education.
 - d Adopting preferences for the Section 8 waitlists, preferences may include:
 - i Currently homeless according to HUD definition;
 - ii Persons with disabilities;
 - iii Veterans;
 - iv Residency preference, as allowed by regulation
 - v Displaced individuals
 - vi Preference for victims of domestic violence, dating violence, sexual assault, or stalking

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.

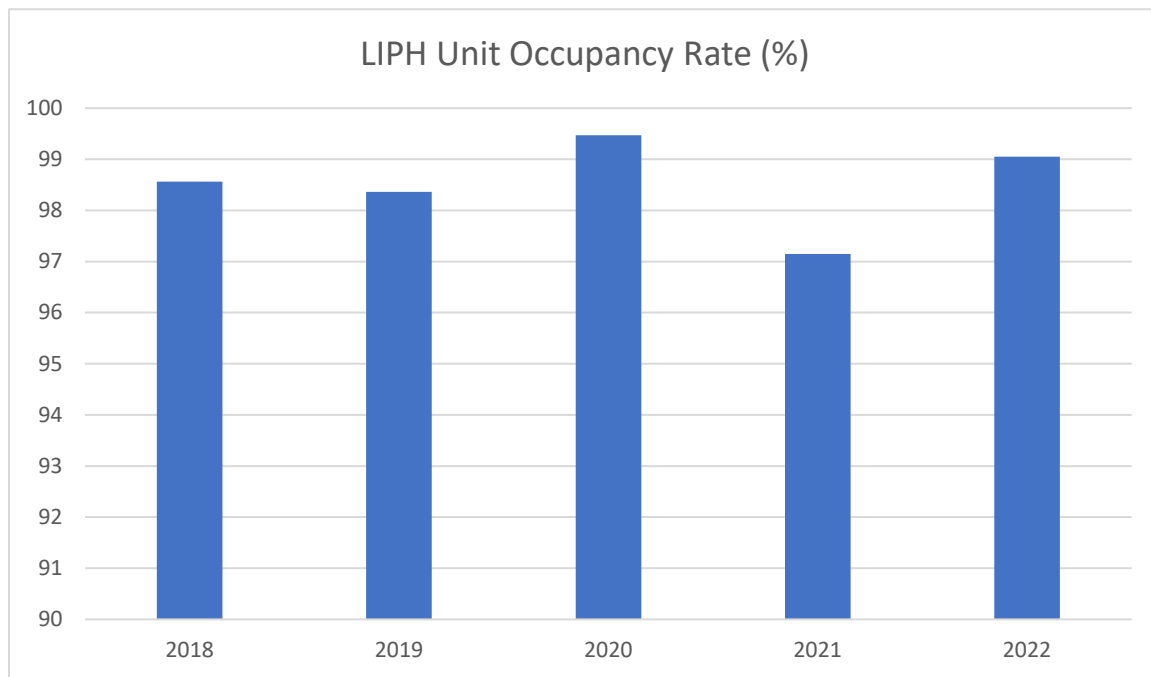
Community Engagement

PCHA has continued engaging with local and governmental organizations to increase awareness of Voucher programs and the Authority’s standing in community. The Executive Director of PCHA serves on the Tacoma/Pierce County Affordable Housing Consortium, and the Director of Supported Housing served on the Tacoma/Pierce County Continuum of Care Board for 2022-2023. Another staff member serves on the Advisory Board of the South Sound Housing Affordability Partners. Staff have presented at events for various interest groups and political settings throughout the county, including local Rotary chapters, numerous local political figures, and regional interest groups. PCHA will continue to expand these activities throughout the course of the next five years.

Section 18 Disposition:

One of the largest challenges facing PCHA’s public housing portfolio remains the expense of operating and maintaining a small portfolio of single family housing units spread throughout Pierce County. Pierce County submitted its application for a Section 18 Disposition of its 124 Scattered Site units on August 25, 2022. The application approved on January 27, 2023. As of 8/7/2023, three homes from the 124 household portfolio have been sold, all to residents. As of 8/1/2023, three households have leased up outside of their LIPH unit using a Tenant Protection Voucher (TPV), and fourteen additional households have been issued Vouchers. PCHA is scheduled to receive 36 TPV in FYE2023, with an additional 44 TPV in years 2024 and 2025.

We ended 2022 under-utilized in our leased vouchers and Annual Budget Authority, but with our aggressive leasing plan for 2023 we hope to end the year 99%.



Section 8 Voucher Issuance:

PCHA is aggressively pursuing policy changes with HUD that will allow it to utilize and expend 100% of its funding and reserves at the end of 2023. These include raises to 120% of Area FMR and additional programs that will allow PCHA to expend amounts of admin fee on moving expenses, increasing voucher utilization success rates.

PCHA also increased its voucher allotment by 62 Emergency Housing Vouchers in 2022, 28 Housing Choice Vouchers from 2019-2023, and 124 Tenant Protection Vouchers. The total voucher allotment as of 8/8/2023 was 3060.

By Year-End 2023, we will have 319 VASH vouchers, including 50 VASH Vouchers awarded as of 8/8/2023.

[Leverage Private or Other Public Funds to Create Additional Housing Opportunities:](#)

PCHA was designated a Center for Strong Families by United Way of Pierce County. This designation will provide valuable additional resources, including data analysis, best practices, and a broad network of other supporting agencies to assist Public Housing and Section 8 participants in moving up and out of poverty.

PCHA maintains memorandums of understanding with many Pierce County human service providing entities that provide permanent affordable housing and supportive services through the following entities:

- LASA
- YWCA
- Korean Women's Association
- Catholic Community Services
- Share & Care
- Greater Lakes Mental Health
- MDC
- Helping Hand house
- The Rescue Mission
- Low Income Housing Institute
- Consistent Care

<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>PCHA will comply with HUD requirements and protections relating to the Violence Against Women Act.</p> <p>Pierce County Housing Authority will provide notification to participants and applicants to Section 8 and Public Housing regarding their occupancy rights under VAWA (HUD form 5380) as well as make available a certification form (HUD form 5382) to be completed by the victim to document and incident of domestic violence, dating violence, sexual assault or stalking.</p> <p>Pierce County Housing Authority will provide participants and applicants their occupancy rights (HUD form 5380) and certification (HUD form 5382) related to the Violence Against Women Act at the following times:</p> <ul style="list-style-type: none"> • At the time the applicant is denied assistance or admission under a covered housing program; • At the time the individual is provided assistance or admission under the covered housing program; • With any notification of eviction or notification of termination of assistance; and • During the 12-month period following December 16, 2016, either during the annual recertification or lease renewal process, whichever is applicable, or, if there will be no recertification or lease renewal for a tenant during the first year after the rule takes effect, through other means. <p>HUD forms 5380 and 5382 shall be made available in languages consistent with Limited English Proficiency requirements (forms are available in multiple languages at https://www.hud.gov/program_offices/administration/hudclips/forms/hud5a)</p> <p>Pierce County Housing Authority’s Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Plan (ACOP) include PCHA’s policies that describe specific protections afforded to victims/survivors of domestic violence, dating violence, sexual assault, or stalking. Additionally, as relevant, Pierce County Housing Authority will include such language (as applicable) in leases, lease addendum, or tenancy addendum. Such language shall include:</p> <p><u>Prohibited basis for denial or termination of assistance or eviction -</u></p> <p>General. An applicant for assistance or tenant assisted under a covered housing program may not be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis or as a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.</p>
<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> <p>Pierce County Housing Authority (PCHA) defines substantial deviation or modification to the Low-Income Public Housing Capital Fund Annual and 5-Year Plan (Plan) as:</p> <ul style="list-style-type: none"> • A substantial change in a goal(s) identified in the 5-Year Plan; • Significant modifications to major strategies to address housing needs; • Any change outside of the fungibility allowance; • Additions of non-emergency work items (items not included in the current Capital Fund Annual Plan or 5-Year Plan) or change in the funds that exceeds 20% of the Capital Fund Allocation, except that changes made within permissible fungibility allowances shall not be considered a significant amendment; • Changes related to the demolition or disposition, designation, homeownership programs or conversion activities of Low-Income Public Housing. • An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as result of a declared emergency; such changes will not be considered a substantial deviation or significant amendment or modification by PCHA. <p>Any significant amendment or substantial deviation/modification to the PCHA Plan is subject to the following requirements:</p> <ul style="list-style-type: none"> • PCHA will consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13); • PCHA will provide for a review of the amendments/modifications by the public during a review period (as defined in 24 CFR 903.17). • PCHA will adopt the amendment or modification at a duly called meeting, open to the public, of the PCHA Board of Commissioners. • PCHA will not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).
<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

N/A: Non-Qualified PHA, See Annual Plan

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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.