

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	<div><div>PHA Name: Lake County Housing Commission (LCHC)PHA Code: CA144</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2024</div><div>The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2029</div><div>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission<input type="checkbox"/> Revised 5-Year Plan Submission</div><div>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.</div><div>The PHA 5-Year Plan is available for public inspection at the following location: The Lake County Housing Commission 15975 Anderson Ranch Pkwy Lower Lake, CA 95457</div><div>The proposed plan in draft form is also available on the Lake County Housing Commission website. Once approved by HUD, the plan will be updated on the website from draft form to approved.</div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	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 Lake County Housing Commission will efficiently manage limited resources to support low-income, very low-income, and extremely low-income families in their search for housing. The PHA will ensure these individuals have fair and equal access to obtain safe, decent, and affordable housing. The PHA will also promote self-sufficiency through personal, economic and social upward mobility in order to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</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>PHA Goal: Ensure equal opportunity and affirmatively further fair housing. The LCHC has continued its commitment to ensuring equal opportunity and affirmatively furthering fair housing. In 2023, the LCHC waitlist opened for the first time in many years. Within hours, the list was full. In order to ensure that the waitlist is administered in an equitable fashion and to affirmatively further fair housing, significant changes are being made to the Housing Authority's waitlist process. LCHC will implement an online waitlist (in addition to other options) as well as updating policies to utilize a lottery-based system rather than a first-come first-served system.</p> <p>PHA Goal: Apply for specific special purpose vouchers as available. The LCHC has seen great success in partnership with the Department of Veterans Affairs through the utilization of Veterans Affairs Supportive Housing Vouchers (VASH). LCHC currently has 15 VASH vouchers with a typical utilization rate of 90-100%. Veterans in the LCHC jurisdiction would benefit from the availability of additional VASH vouchers provided case management can be provided by the VA and designated service providers.</p> <p>PHA Goal: Expand the supply of affordable housing. The LCHC seeks to expand the supply of affordable housing available through increased landlord engagement. Efforts will include a designated email address for landlords, landlord informational materials made available online, and increased relationship building efforts with landlords of multi-family complexes. Through these efforts the LCHC hopes to mitigate misconceptions many landlords have regarding participants of rental assistance programs, expanding the supply of units available to voucher holders in all areas of the LCHC jurisdiction.</p>

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"> <p>Increase the supply of rental options for recipients.</p> <p>The LCHC does not own or operate any public housing units, which limits overall impact on the rental market. The economic effects of the COVID-19 pandemic further limited available housing options and tenants continue to struggle to find affordable housing options. The PHA continues to pursue HUD waivers that allow for higher payment standards to help mitigate these issues.</p> <p>Implement new strategies to maximize resources.</p> <p>Both time and funds are extremely limited at the LCHC and staff turnover continues to impact the PHA. Many administrative tasks have been picked up by management, enabling Housing staff to dedicate more time to serving the needs of families. Unfortunately, this has limited the PHA’s ability to pursue new strategies to maximize resources.</p> <p>Form new partnerships with community agencies to benefit program participants.</p> <p>The LCHC has successfully worked with our partner agencies to find solutions to the barriers that have prevented collaboration in previous years. The PHA is an active participant in the local Continuum of Care, allowing for the use of EHV’s in our community. We have also strengthened relationships with Divisions of the Lake County Department of Social Services to ensure that elderly and disabled tenants are supported while maintaining confidentiality of program participants.</p> <p>Improve employee retention.</p> <p>The PHA remains dedicated to providing the training required for staff to be able to do their jobs with confidence. Staff participate in assigned training and conferences but also have the ability to request specific training to improve their individual skill sets. Additionally, employee classifications were recently updated, resulting in increased salaries and less restrictive minimum qualifications. This has led to more qualified applicants for open positions and increased employee morale.</p> <p>Ensure equal opportunity and affirmatively further fair housing.</p> <p>The LCHC objective for this goal is to provide fair and equal access to all. The LCHC does not discriminate on the basis of race, color, national origin, sex, disability, or age in its programs. Staff are regularly trained on fair housing, civil rights, and ethics. This goal was met and the LCHC continues to be committed to ensuring equal opportunity and affirmatively furthering fair housing.</p>
B.4	<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 policies and practices of the Lake County Housing Commission consistently ensure that the vulnerable population, which the Violence Against Women Act aims to defend, is always represented and heard. All policies are in line with current Federal regulations, and fully enforced to ensure the safety and stability of any program participant experiencing domestic violence, dating violence, sexual assault, and/or stalking.</p>
C.	<p>Other Document and/or Certification Requirements.</p>

C.1	<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>The criteria used for determining a significant amendment or modification to the 5-Year Plan for the Lake County Housing Commission are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board. An exception to this definition will be made for changes that are adopted to reflect HUD regulatory requirements and such changes shall not be considered significant amendments or substantial deviations.</p>
C.2	<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 checked="" 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>
C.3	<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	<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.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

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

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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.