

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
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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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.				
A.1	PHA Name: Lake County Housing Commission (LCHC)			PHA Code: CA144	
	PHA Plan for Fiscal Year Beginning: 07/2019 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission				
	<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>The PHA 5-Year Plan is available for public inspection at the following location: The Lake County Housing Commission 14092 Lakeshore Drive Clearlake, CA 95422</p> <p>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.</p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	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:				
B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.				

<p>B.1</p>	<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>
<p>B.2</p>	<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>The Lake County Housing Commission aims to improve and streamline service to participants by working towards the following goals and objectives:</p> <ul style="list-style-type: none"> • Increase the supply of rental options for recipients. The LCHC does not own or operate any public housing units, which limits overall impact on the rental market. The PHA will create more rental options for participants by actively seeking out new landlords and finding new and innovative ways to secure suitable housing. • Implement new strategies to maximize resources. Both time and funds are extremely limited at the LCHC. With high turnover in the past 2 years, we need to find ways to reduce time spent on administrative duties which could be sourced out to PHA partner agencies. Less time spent on administrative tasks will enable Housing staff to dedicate more time to serving the needs of families. • Form new partnerships with community agencies to benefit program participants. As occurs in many small communities, several agencies in Lake County serve many of the same clients in several different aspects. This results in a duplication of effort on many fronts. The LCHC is committed to forming and growing relationships with community partners to maximize service to our County. Confidentiality of program participants is of utmost concern to all agencies involved and the PHA is no exception. The LCHC is going to work with our partner agencies to find solutions to the barriers that have prevented collaboration in previous years. • Improve employee retention. In the past several years, employee retention has been a struggle for the LCHC. As a part of a larger county-wide effort to understand the reasons behind this issue, the PHA is soliciting feedback and suggestions from staff. One of the issues identified by PHA staff that may be a factor is lack of program specific training. The PHA is dedicated to provide the training required for staff to be able to do their jobs with confidence. The objective for the PHA is to employ staff confident in their knowledge, skill, and ability resulting in staff who are better equipped to serve the needs of families. • Ensure equal opportunity and affirmatively further fair housing. 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 will be regularly trained on fair housing, civil rights, and ethics.

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.

- **Previous PHA Goal: Expand the supply of assisted housing**
Progress made in regards to this goal is difficult to measure since the PHA is in an area that has been impacted by several unforeseen disasters over the past 5 years.
There has been an increase in the number of veterans served by the PHA with 10 new dedicated vouchers that have been granted to the PHA by HUD for use in serving this special population.
- **Previous PHA Goal: Improve the quality of assisted housing**
Working closely with landlords in the past 5 years to assist them in understanding the criteria required to pass a home inspection using the HUD standards has improved the quality of housing that is offered to program participants. Most of the landlords the PHA works with are aware of the standards and keep their units in such a condition that they are able to pass inspection on the first visit. Those that do not pass on the first visit are quick to respond to issues that need to be addressed to make a unit pass inspection.
- **Previous PHA Goal: Increase assisted housing choices**
This goal has not been successful for the Lake County Housing Commission during the past 5 years. In fact, the number of landlords participating in the HCV program through the PHA has decreased by 16 percent from 2014 to 2018.
- **Previous PHA Goal: Continue to enforce the Violence Against Women Reauthorization Act of 2013 (VAWA)**
This goal has become the way of business for the Lake County Housing Commission. The PHA routinely provides VAWA information to all adults residing in a HCV assisted unit. Part of this information includes a form with a signature line for each adult to acknowledge receipt of HUD VAWA forms HUD-5380 and HUD-5382. Staff at the Lake County Housing Authority are familiar with HUD Notice PIH-2017-08 (HA) and the guidance contained therein.
- **Previous PHA Goal: Ensure equal opportunity and affirmatively further fair housing**
LCHC continues to undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of the unit size required. LCHC has had additional documentation translated into Spanish and as needed, we use the Language Line which has more than 150 languages available for translation. Assistance for hearing and visually impaired members of the public is also available. LCHC is committed to ensure participants and owners are aware of all applicable civil rights laws. Part of the family briefing process is to inform families about civil rights requirements and the opportunity to use their voucher to rent a home in a broad range of neighborhoods. All employees at LCHC are required to attend civil rights and ethics training on an annual basis. LCHC employees have also received fair housing training from HUD in 2018.

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.

The policies and practices of the Lake County Housing Commission consistently ensure that the delicate 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.

B.5	<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 is any change in HUD policy or PHA defined goals that significantly alters the course of business for the PHA. The goals identified in this 5-Year Plan do not constitute a significant amendment or modification from the last submitted 5-Year Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Input was solicited from the RAB, they had no comments to add.</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>
B.7	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>

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

A. PHA Information 24 CFR §903.23(4)(c)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), 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. 5-Year Plan.

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)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

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))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide 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(a), 24 CFR §903.19)

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 .76 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.
