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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: 02/29/2016
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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	<p>PHA Name: <u>Plumas County CDC and Housing Authority</u> PHA Code: <u>CA070</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</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><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: 25%;">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 colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">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> <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:																							
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B.	5-Year Plan. Required for all 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 Plumas County Community Development Commission assists qualified low-income residents to meet their housing needs, provides energy assistance and weatherization services, build and improves infrastructure, creates and retains jobs, and supports human service organizations, thereby making our communities better places to live. We do this in a professional and caring manner.</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>See attachment B.2</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> <p>See attachment B.3</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>See attachment B.4</p>
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 Plumas County Community Development Commission defines a "significant amendment or modification to the 5-Year Plan" as any change to PCCDC's overall mission and/or long term goals after the approval of latest 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? Y N <input checked="" 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>Meetings scheduled for first week of March 2020</p>
B.7	<p>Certification by State or Local Officials. 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>



Plumas County Community Development Commission

Plumas County Community Development Commission
5-Year Plan 2020 - 2024

Attachment B.2

Goals and Objectives:

- Maintain SEMAP High Performer status.
- Increase Public Housing status from Standard to High Performer status.
- Reduce Public Housing vacancies.
- Explore Public Housing "repositioning" options.
- Promote development of affordable HCV rental units.
- Continue to provide quality affordable housing to eligible households.
- Continue to administer all programs in accordance with applicable equal opportunity requirements and to affirmatively further Fair Housing.
- Pursue funding in order to complete deferred Public Housing projects.
- Improve customer service in all programs by providing on-going staff training and customer satisfaction survey forms.

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Attachment B.3

Progress Report 2016-2020 5-Year Plan:

1. Explore Opportunities to Increase or Stabilize Housing Revenues and/or Reduce Operating Costs.

Investigate and pursue "Green Energy" programs for housing properties

- At this time, converting Public Housing properties to solar energy is not economically feasible. PCCDC will continue to explore the options.

Explore Alternate Funding Methods for Public Housing

- A repositioning option proposed by a HUD consultant was a conversion to Rental Assistance Demonstration Project (RAD). However the Agency believes that is not our best choice.

Complete and Implement a Physical Needs Assessment for Public Housing

- A Capital Needs Assessment (CNA) will be completed by the end of the current fiscal year.

2. Continue Improvements to Customer Service

Expand the PHA's on-line presence for programs and applications.

- Public Housing, USDA Housing and HCV applications, VAWA information, employment applications, Energy Assistance applications, as well as other resource information and brochures are available on the PCCDC website.

3. Improve Community Quality of Life and Economic Vitality

Complete a CDBG Micro-enterprise Grant

- The grant was obtained. In a collaboration of businesses and educational entities, multi-session training seminars were conducted. The training included the various skills and information that new entrepreneurs require.

4. Continue to Foster Agency Coordination and Cooperation

Provide Aid and Assistance to Non-Profit Organizations

- PCCDC, through the Lassen-Plumas-Sierra Community Action Agency continues to provide anti-poverty agencies with funding to carry out their programs.

In addition, in 2019, the Community Action Agency began a small farm program to provide food and training to our low-income population.

Be a Partner with Others to Expand the Supply of Affordable Housing

- PCCDC has collaborated with Plumas County Planning Department to receive grant money to assist in the promotion of the HCV Program within our county

Attachment B.4

Violence Against Women Act (VAWA) Goals:

The Violence Against Women Act (VAWA) provides protection for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not exclusively for women, but are equally available to all individuals regardless of sex, gender identity, or sexual orientation.

Each year, as part of the annual Fair Housing and Reasonable Accommodation training, PCCDC provides Staff training on the VAWA requirements.

PCCDC has the following documents posted at the main Housing Authority's office and off-site manager's offices:

- Notice of Occupancy Rights
- HUD Certification Form
- Emergency Transfer Plan
- HUD Emergency Transfer Certification

These forms, along with the Housing Choice Voucher "Owner Obligation of Rights and Responsibilities," are available on PCCDC's website. Links to the documents allow easy access for individuals and for partner organizations to assist clients with VAWA-type situations.

VAWA information is distributed at:

- Application denial
- New Lease-up
- Termination of Tenancy
- To new Owners and Managers participating in HCV program