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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: 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p>PHA Name: <u>Housing Authority of the City of Pasco and Franklin County</u> PHA Code: <u>WA021</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" 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><i>A copy of the 5-Year and Annual PHA Plan is available for viewing at the HACPFC Administration Office, 2505 West Lewis Street, Pasco, WA 99301, and on our website at www.hacpfc.org. We don't have common areas at each AMP where the Plan(s) can be posted.</i></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 1255 1471 1892"> <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> <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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| | | 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><i>The mission of Housing Authority of the City of Pasco and Franklin County is to provide safe, sanitary and affordable housing and housing assistance to serve the needs of the low-income, very low-income, and extremely low-income population in the Authority’s jurisdiction.</i></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><i>The Housing Authority of the City of Pasco and Franklin County adopted the following two goals and objectives for 2025 - 2029.</i></p> <p><i>HACPFC Goal One: Tri Cities Consolidated Plan Goal IV: Improve affordable housing opportunities for lower-income individuals and households by: (Strategy 1) adding to existing stock of affordable units by developing owner-occupied and rental housing in in-fill areas or targeted neighborhoods; and, (Strategy 2) sustain or improve the quality of existing affordable housing stock.</i></p> <p><i>HACPFC Goal Two: Tri-Cities Consolidated Plan Goal IV: Improve affordable housing opportunities for lower-income individuals and households by: (Strategy 2) sustain or improve the quality of existing affordable housing stock; and Tri-Cities Consolidated Plan Goal IV: Substantially reduce homelessness by 2027 through the implementation of the Benton and Franklin County Homeless Housing Plan by: (Strategy 1) support existing homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency.</i></p> |

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.

HACPFC Progress for Goal One:

1. *HACPFC continues to look for opportunities to develop more units by providing statistics and support to other non-profits seeking development opportunities by participation in the Benton Franklin Housing Institute and the Homeless Housing Consortium - Continuum of Care Network and by researching and applying for capital development and operational subsidy funds for permanent affordable housing. HACPFC continues to look for opportunities to develop more affordable housing in Franklin County.*
2. *HACPFC makes available affordable permanent housing to low-income persons without discrimination through efficient operation of HACPFC's Public Housing program; efficient management of HACPFC's Housing Choice Voucher (HCV) (Section 8) rental assistance program; and efficient operation of HACPFC-owned non-subsidized homeless/migrant housing program (Affordable Apartments). HACPFC has received High Performer status in its Public Housing and HCV programs. HACPFC continues to operate its non-subsidized homeless/migrant program efficiently. These units have averaged at least 97% occupancy.*
3. *HACPFC continues to apply for any HUD subsidized programs for which we are eligible to reduce the incidence of housing cost burden or homelessness. HACPFC applied and was awarded 21 Emergency Housing Vouchers to reduce homeless and near homeless individual in our community. To date HACPFC has filled all the vouchers.*
4. *HACPFC encourages and assists revitalization of distressed existing housing stock through the NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection process and continual rehabilitation of our existing facilities. HACPFC continues its rigorous inspection process using HUD NSPIRE standards. HACPFC has decided to continue yearly HQS inspections of HCV rental assistance units in order to provide quality housing stock for our participants.*
5. *HACPFC improves safety and livability of neighborhoods through partnerships with local organizations such as the Block Watch program and the local Police Department in provision of an on-site Police Mini-Station, on-site nutritional services provided by Meals on Wheels, on-site after school educational and recreation activities, as well as substance abuse referral.*
6. *HACPFC developed 38 units of affordable housing for agricultural workers through use of tax credit financing and funding from the Washington State Housing Trust Fund. The project was completed in July 2015.*
7. *In January of 2026, HACPFC was awarded HTF funding for a new 48 units LIHTC development. This development is scheduled to start construction in late 2026 with an estimated completion date in late 2027. This development will set income levels at 30% AMI for 24 units and 50% AMI for the other 24 units – and of the 48 total units, 6 will be set aside for domestic violence and 7 will be set aside for veterans (VASH).*

HACPFC Progress for Goal Two:

1. *HACPFC continues to seek funding and resources to increase the supply of transitional and permanent housing and vouchers for homeless persons by subscription to Grant Opportunity Postings on Grants.gov and participation in the Benton Franklin Housing Institute, Continuum of Care Network, Low-Income Housing Alliance, and use of non-profit developers such as Common Ground and the Office of Rural and Farm Worker Housing. HACPFC will continue to pursue ways to obtain any further funding to increase the supply of transitional and permanent funding for the housing for the homeless.*
2. *HACPFC makes available affordable transitional housing to homeless persons without discrimination through efficient operation of HACPFC's owned non-subsidized homeless housing program (Affordable Apartments). The affordable housing has maintained over 90% occupancy throughout the year.*
3. *HACPFC continues to seek and obtain HUD subsidies for which it is eligible. HACPFC will continue look for ways to obtain any further HUD subsidies. HACPFC has been able to steadily increase its HCV Vouchers each year since 2019. HACPFC currently is able to support approximately 330-345 HCV participants. HACPFC also continues to operate an HCV Family Self-Sufficiency Program.*
4. *HACPFC provides subsidies to low-income persons for existing rental housing through utilization of Federal HCV rental assistance programs. HACPFC's HCV program has been affected by Congress's increase in funding however both Franklin and Benton County continue to have less than a 1.5% vacancy rate. While HACPFC is authorized to issue 372 Section HCV vouchers, we continue to press for more vacant units to house applicants.*
5. *HACPFC staff provides support to the Continuum of Care Planning efforts and development of a homeless management information system that identifies and tracks homeless persons and participation in the annual Point-in-Time count. HACPFC continues to support the Continuum of Care efforts to reduce homelessness in the Tri-Cities. The Homeless management information system has been implemented by DSHS. HACPFC supports the Point-in-Time Count each year.*

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| <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><u>Activities or services relative to HACPFC’s adherence to VAWA for Child Abuse or Adult Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking</u></p> <ol style="list-style-type: none"> 1. HACPFC adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate. 2. HACPFC refers child or adult victims of domestic violence, dating violence, sexual assault, or stalking to Domestic Violence Services (509) 582-9841 and (800) 648-1477. This agency assists victims in a variety of areas including, but not limited to, providing shelter services, obtaining or maintaining housing, and linking the victim with benefits/programs provided throughout the community for which they may qualify. HACPFC will abide by VAWA regulations in our admission, occupancy, and termination of assistance policies. 3. Applicants cannot be denied admission on the basis that the applicant is, or has been a victim of domestic violence, dating violence, sexual assault, or stalking, so long as the applicant otherwise qualifies for the program. 4. HACPFC uses screening procedures to establish eligibility for program participation. Screening factors are listed in the Public Housing Admissions and Continued Occupancy Policy and the HCV Administrative Plan and are used to prevent crime in housing and to protect the residents of the properties. These screening criteria include, but are not limited to, criminal or drug-related criminal activity, history of alcohol or substance abuse, manufacture of methamphetamine, and/or sex offender registration requirement. 5. HACPFC informs property owners and managers in the Housing Choice Voucher program about their termination responsibilities as they relate to VAWA. |
| <p>C. 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><i>In accordance with Notice PIH 1999-51, HACPFC will consider the following to be significant amendments or modifications:</i></p> <ul style="list-style-type: none"> · changes to rent or admissions policies or organization of the waiting list; · additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan); · additions of new activities not included in the current Plan; · and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, if applicable. |
| <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 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> |
| <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> |

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| C.4 | Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" 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

Goal- Engage underserved and underrepresented communities in civic participation efforts and provide them with access to resources and opportunities that support their economic and social well-being.

HACPFC will support resident leadership training, and provide staffing to facilitate community-driven initiatives and activities (ongoing)

Advocate for greater federal investment in affordable housing (ongoing)

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal- Provide more housing and support services for low-income people with disabilities.

HACPFC will continue to invest in its partnerships with local non-profits and the City of Pasco (ADS) to ensure all affordable buildings have access to case managers to ensure they receive the necessary supports and services (ongoing)

HACPFC will continue to partner with the local non-profits to provide resources for Eviction Prevention interventions for tenants (ongoing)

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal - Provide more housing choices for families and large households.

Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing)

HACPFC will continue to explore the conversion of units to add to its Scattered Sites portfolio to family-sized units (ongoing)

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.