

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: Centre County Housing Authority PHA Code: PA088

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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.

PHA Plan Information can be found at the following locations during business hours:

1. Crestside Terrace, 602 E. Howard Street, Bellefonte, PA 16823
2. Beaver Farm Apartments, 121 Beaver Farm Lane, Bellefonte, PA 16823

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 all PHAs completing this form.

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.

The PHA's mission is to serve the needs of low-income, very low-income, extremely low-income families of Centre County and (1) maintain the availability of adequate, decent, safe, affordable housing, and suitable housing, and suitable living environment without discrimination in its communities, (2) ensure equal opportunity in housing;(3) promote self-sufficiency and asset development of families and individuals; (4) improve community quality of life and economic viability. Our mission will be accomplished through a coordination of efforts and resources with local agencies, units of government, and the private sector.

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.

A. PHA Goal: Expand the Supply of Assisted Housing
Objectives:

1. Apply for additional rental vouchers if available.
2. Fully utilize Mainstream vouchers.
3. Fully utilize FUP vouchers.
4. Achieve 80% lease-up rate for all voucher issuances.
5. Manage the HCV budget to provide assistance to the maximum number of households.

B. PHA Goal: Improve the Quality of Assisted Housing
Objectives:

1. Maintain Section 8 Management (SEMAP) high performance scoring
2. Train staff on current issues to implement regulatory updates and changes.
3. Concentrate on efforts to improve specific management functions through training, and the implementation of quality assurance policies and procedures, and ensure the highest quality customer service.
4. Maintain our non-HUD financed/supported housing at an affordable rent and continue to look for ways to purchase or create additional affordable housing for residents of our jurisdiction.

C. PHA Goal: Increase Assisted Housing Choices
Objectives:

1. Continue development of relationships in the recruitment and retention of landlords.
2. Manage existing CCHA owned properties continuing to provide decent, safe, affordable housing for persons of low-income, disabled, and at-risk individuals and families.
3. Maintain financial strength to execute opportunistic acquisition and development.

D. PHA Goal: Provide An Improved Living Environment
Objectives:

1. Participate in local Affordable Housing Coalition and Centre County Housing Options Team meetings.

E. PHA Goal: Promote Self-Sufficiency and Asset Development of Assisted Households
Objectives:

1. Actively market the Family Self-Sufficiency (FSS) program to new voucher holders.
2. Provide adequate referrals to FSS participants to receive supportive services in order to improve families' employability.
3. Continue to link participants to services and programs that help to improve family life.
4. Continue to refer families interested in homeownership with our partnered Homeownership Coordinator.

F. PHA Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing
Objectives:

1. Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity or gender expression

G PHA GOAL: Continue conversion efforts of our 20 units of Public Housing to Project-Based Assistance under Section 18 (Demolition/Disposition). This disposition is consistent with the goals of the PHA and the PHA Plan by continuing to serve the needs of low-income, very low-income, extremely low-income families of Centre County and maintaining the availability of adequate, decent, safe, affordable housing, and suitable housing, and suitable living environment without discrimination.

H. PHA Goal: Operate at a High Level of Efficiency
Objective:

1. CCHA plans on launching a new Website to help visitors find the information they need for affordable housing needs.
2. Update/revise the Administrative Plan for HCVP
3. Implement continuous improvement of staff performance and satisfaction through providing training and guidance materials.

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.

1. **PHA Goal:** Violence Against Women Act (VAWA): In accordance with the Violence Against Women Act, the Centre County Housing Authority (CCHA) has implemented a preference category for individuals and families fleeing domestic. The CCHA will continue to work with the Centre County Women's Resource Centre (CCWRC) to ensure that victims of domestic violence receive a preference on the Section 8 wait list.
Objective: The CCHA will support or assist victims of domestic violence, dating violence or stalking and that will protect victims, as well as members of their families from losing their HUD-assisted housing as a consequence of domestic violence, dating violence or stalking.
 - CCHA continues to provide a local preference for victims referred by The Women's Resource Center (Renames Centre Safe in October 2018), who have been displaced due to domestic violence, dating violence, sexual assault or stalking. CCHA maintains compliance with all applicable legal requirements of VAWA, insuring the physical safety of victims, providing and maintaining housing opportunities for victims by creating and maintaining collaborative partnerships with victim service providers.
2. **PHA Goal:** Expand the Supply of Assisted Housing.
Objective: Apply for additional rental vouchers
 - No additional mainstream vouchers were available to apply for during 2015-2019
 - CCHA purchased Lee Garden Apartments (15 units). These units are offered with rents below current FMR's
3. **PHA Goal:** Improve the quality of assisted housing.
Objective: Maintain high performance status public housing management (PHAS score); Maintain high performance status; Section 8 Voucher Management (SEMAP score). Increase customer satisfaction
 - Reached High Performer Status in voucher management
 - The PHA used Capital Funds to rehabilitate and/or modernize the Public Housing complexes by installing a new playground, updating cabinets/counters, upgrading flooring to LVT, replacing central A/c units and replacing appliances as funding would allow.
 - Smoke-free public housing has been established
 - Family Self-Sufficiency (FSS) Certification
 - Blended Public Housing and HCV training
 - Public Housing Manager Certification
 - HQS training
 - REAC training
3. **PHA Goal:** Increase Assisted Housing Choices.
Objectives: Provide voucher mobility counseling (families are given information on portability and a housing resource list at briefing, conduct outreach efforts to potential voucher landlords; Posting of employment opportunities advertised in local newspaper, update flyers from Human Services Agencies.
 - Provided voucher mobility counseling during move orientations.
 - Networked with Landlords to promote the HCV program at various local agency meetings.
4. **PHA Goal:** Ensure Equal Opportunity in Housing for all Americans.
Objectives; Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. The CCHA will work with local agencies and municipalities on an on-going basis to establish housing needs in Centre County. The CCHA will work with these agencies in a collaborate effort to fill gaps in local housing needs.
 - Established affiliations and participate in county agencies supporting these goals.
 - Partnered with Southwestern PA Legal services for Fair Housing training in 2017 and 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.

CCHA provides a local preference for victims referred by The Women's Resource Center, who have been displaced due to domestic violence, dating violence, sexual assault or stalking. CCHA maintains compliance with all applicable legal requirements of VAWA, insuring the physical safety of victims, providing and maintaining housing opportunities for victims by creating and maintaining collaborative partnerships with victim service providers.

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>Substantial Deviation and Significant Amendment or Modification are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.</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"/></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>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>

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

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

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.
