

# 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

**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>City of Hawthorne Housing Authority</u> PHA Code: <u>CA126</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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">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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<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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 PHA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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 PHA will strive to reach 100% utilization of the total HUD-allotted vouchers granted to our PHA for the next five years. Vouchers will be issued to qualified very low- and extremely low- income families in accordance to our Administrative Plan Waiting List and Eligibility procedures. Our PHA will continue to assist currently participating low- income families so long as they continue to qualify for the program.</p>
<b>B.3</b>	<p><b>Progress Report.</b> 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>The PHA met its goal of maintaining its High Performer SEMAP Score status with HUD. The PHA has been actively working to meet its goals of maintaining high-quality service and expanding the number of families being assisted by keeping staff up-to-date on HUD policies and actively pulling applicants from our Waiting List.</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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 PHA will continue to enforce policies that protect VAWA- defined victims according to the PHA's Administrative Plan, including restrictions on termination of participants on the basis of incidents related to actual/threatened domestic violence, dating violence or stalking against the participant.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The PHA will determine a significant amendment/modification to the 5-Year Plan necessary should there be drastic changes or extenuating circumstances that call for re-evaluation of the currently foreseeable expectations and goals to be met in the next 5 years. A significant amendment/modification will then be implemented only if it will definitively contribute to progress towards those newly-defined expectations and goals to be met in the next 5 years.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></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>B.7</b>	<p><b>Certification by State or Local Officials.</b></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

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## 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)

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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.

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## ATTACHMENT B.2 (5-YEAR)

### **CITY OF HAWTHORNE HOUSING AUTHORITY (CA126) 5-YEAR AND ANNUAL PHA PLAN EFFECTIVE 07/2020**

B.2 Goals and Objectives: 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.

#### QUANTIFIABLE GOALS:

- Administer applicable federal and state laws and regulations to achieve high ratings in performance measurement indicators while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.
- Provide decent, safe, and sanitary housing – in compliance with program housing quality standards – for very low income families while ensuring that family rents are fair, reasonable, and affordable.

#### OTHER GOALS:

- Encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.
- Promote fair housing and the equal opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.
- Promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.
- Promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.
- Create positive public awareness and expand the level of family, owner, and community support in accomplishing the PHA's mission.
- Attain and maintain a high level of standards and professionalism in day-to-day management of all program components.
- Administer an efficient, high-performing agency through continuous improvement of the PHA's support systems and a high level of commitment to our employees and their development.

ATTACHMENT B.3 (5-YEAR) & B.6 (ANNUAL)

**CITY OF HAWTHORNE HOUSING AUTHORITY (CA126)  
5-YEAR AND ANNUAL PHA PLAN EFFECTIVE 07/2020**

**B.3/B.6: Progress Report:** A report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan

**GOAL:** To promote adequate and affordable housing and a suitable living environment free from discrimination for low-income families.

**OBJECTIVE:** The City of Hawthorne Housing Authority will encourage owners to participate in the Section 8 Program. We will have dialogues with owners to improve our relations and recruit new ones.

**PROGRESS REPORT:** *The PHA has registered over 40 newly participating owners in the HCV program within the last 5 years and is continuing to build positive relationships with existing participating owners.*

**GOAL:** To maintain our High Performer SEMAP Score Status with HUD.

**OBJECTIVE:** The City of Hawthorne Housing Authority shall achieve and maintain a utilization rate of 100%.

**PROGRESS REPORT:** *The PHA has maintained its High Performer SEMAP Score Status with HUD all of the last 5 years and most recently its last submission in 2019. The PHA has been actively pulling applicants from the Waiting List in a committed effort to reach 100% utilization.*

**GOAL:** Improve the quality of assisted housing.

**OBJECTIVE:** Increase customer satisfaction and maintain high quality of service; improve management functions and inspections; Housing staff will attend annual Fair Housing trainings; the City of Hawthorne Housing Authority will continue to provide its staff with necessary trainings to meet job responsibilities and goals

**PROGRESS REPORT:** *The PHA is under the new management of a highly-qualified and knowledgeable director who issues regular notices updating staff on the latest HUD policies and provides principled guidance on all aspects and functions of the HCV program. Inspections are performed by a highly-experienced Housing Inspector and are held to a strict interpretation of the Housing Quality Standard. Housing staff underwent training as recently as February 2020 to optimize efficiency in executing the HCV program.*

**GOAL:** Ensuring equal opportunity in Housing for all.

**OBJECTIVE:** The City of Hawthorne Housing Authority is providing bi-lingual services to applicants and participants.

**PROGRESS REPORT:** *The PHA recently hired its third bi-lingual employee, thereby expanding the scope of equal opportunity offered to its diverse population.*

**GOAL:** Expand the total number of families served by the City of Hawthorne under the Section 8 Program.

**OBJECTIVE:** The City of Hawthorne Housing Authority will continue to select from the current Waiting List as many as possible applicants as our limited funding permits.

**PROGRESS REPORT:** *The PHA has been actively and urgently pulling applicants from the Waiting List as expeditiously as its chronic under-staffing circumstances permit.*