

<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 09/30/2027</b>
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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. They also inform 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-, very low-, and extremely low- income families.

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p><b>PHA Name:</b> <u>Sedro-Woolley Housing Authority</u> <b>PHA Code:</b> <u>WA030</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>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 at:</p> <p>Sedro-Woolley Housing Authority Office located at  Hillsview Apartments, 830 Township St., Sedro-Woolley, WA 98284  Open: Tuesday, Wednesday and Thursday from 9:00 a.m. - 4:00 p.m.</p> <p>and online at <a href="http://www.sedrowoolleyha.org">www.sedrowoolleyha.org</a></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>B. Plan Elements.</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-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The mission of the Housing Authority of the City of Sedro-Woolley is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency, and we protect the dignity of people with limited resources while safeguarding the public trust.</p>					

**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 5 years.

Goal One: Provide a Housing Safety Net for Sedro-Woolley's Low-Income Residents

- Prioritize housing assistance for very low-income and extremely low-income households that are elderly, disabled, or families with children.
- Maintain current service levels as closely as possible within available resources.

Goal Two: Use Moving to Work (MTW) Flexibility to Improve Program Efficiency and Access

- Implement selected streamlining activities to reduce administrative burden.
- Simplify program rules to make it easier for residents to apply and stay housed.
- Adopt policies that help families stabilize and pursue self-sufficiency, as resources allow, and that promote the financial stability of SWHA.

Goal Three: Promote Financial Stability of SWHA

- Conduct regular budget reviews to stay within financial limits.
- Implement cost-saving practices and identify modest revenue opportunities through tenant rents and other means.
- Pursue alternative funding sources to HUD's public housing program to better promote long term financial viability of SWHA and its properties.

Goal Four: Preserve Housing Quality and Community Safety

- Develop a 5-year capital plan focused on urgent and high-impact repairs; amend as appropriate to address emergent needs.
- Invest in preventative maintenance where it reduces long-term costs when possible.
- Fully utilize available capital grant and other funds as available.

**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.

The goals of the previous 5-year Plan were completed. Success indicators for each goal include:

Goal 1: Continue the focus of the public housing program, as outlined in the Housing Authority's Admissions and Continued Occupancy Policy, on very low-income households.  
>> 100% of new admissions were very low-income and more than 90% were extremely low income.

Goal Two: Continue to improve the quality and efficiency of the Public Housing Operations.

>>The City of Sedro-Woolley Housing Authority has achieved high performer status under HUD's Public Housing Assessment System for every year of the plan,

Goal Three: Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.

>>SWHA developed and maintained an up-to-date 5 Year Capital Fund Action Plan throughout the period of the plan.

>> More than 10 percent of the agencies housing stock was upgraded/remodeled during the plan period - 5 units at Hillsvew and 4 units at Cedar Grove.

**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 survivors of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority addresses VAWA procedures in its Admission and Continued Occupancy Policy. To the extent feasible, the Housing Authority provides emergency transfers for residents seeking protection under VAWA after a certification of their qualification as a victim of domestic violence is provided. In addition, HUD forms 5380 and 5382 are sent to tenants anytime a notice is served.

<p><b>B.5</b></p>	<p><b>Project-Based Activities.</b> If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>N/A</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<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 Housing Authority considers a significant amendment or modification or substantial deviation as a discretionary change in the plans or policies of the housing authority that fundamentally alters or prohibits the mission or goals of the agency from being implemented.</p> <p>Examples of changes that may be considered a substantial deviation or significant amendment or modification or substantial deviation include:</p> <ul style="list-style-type: none"> <li>a) Changes in waiting list preferences and tenant selection policies that will fundamentally alter family characteristics of SWHA's waiting list or tenant population and have not been previously noted in a prior Annual or 5-Year Plan or Moving to Work (MTW) Plan.</li> <li>b) Changes in policies related to income, rent calculation or utility allowances that are not mandated by federal regulations, will significantly alter tenant obligations and have not been previously noted in a prior Annual or 5-year Plan or Moving to Work (MTW) Plan.</li> <li>c) Specifically for the Capital Fund Program, a newly proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing Program, development, or mixed finance proposal.</li> </ul> <p>Examples of activities SWHA does not consider to qualify as a significant amendment or modification or substantial deviation resulting in the need for Amendment of its Annual Plan, 5-year Plan or Capital Fund 5-Year Action Plan:</p> <ul style="list-style-type: none"> <li>a) Policy modifications in response to new regulations or other program requirements. This category also includes modification of existing regulations such as, but not limited to, changes necessary because of changes in HUD approved income limits, fair market rents or maximum rents.</li> <li>b) Policy or programmatic changes that do not alter or prohibit the mission or goals of the agency from being implemented..</li> <li>c) Program, policy and budget changes implemented because of a declared disaster or other emergency in order to address immediate and projected need and ensure the ongoing and long-term viability of the Housing Authority.</li> <li>d) Policy or programmatic changes previously identified in a prior Annual or 5-year Agency or Capital Plan or Annual Moving to Work (MTW) Plan.</li> <li>e) Reallocation of Capital Fund Grant award funding to new or within previously identified line items to meet capital and program needs and help ensure the full and best use of limited financial resources.</li> </ul>

C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input 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><b>**To be completed after the close of the 45 day comment period**</b></p>
C.3	<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>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p><b>**To be completed after the close of the 45 day comment period**</b></p>

## **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 survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

### **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 (24 CFR 903.7(s)(2)(ii)). 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 Challenged Elements.**

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

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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 1.23 hours per year per response or 6.15 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 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.