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-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

(1) High-Performing PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.

(2) Small PHA - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) Housing Choice Voucher (HCV) Only PHA - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) Standard PHA - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) Troubled PHA - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) Qualified PHA - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<table>
<thead>
<tr>
<th>A. PHA Information.</th>
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<tbody>
<tr>
<td>A.1 PHA Name: Peninsula Housing Authority</td>
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<tr>
<td>PHA Type: Small</td>
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<tr>
<td>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2018</td>
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<tr>
<td>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
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<tr>
<td>Number of Public Housing (PH) Units: 237</td>
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<tr>
<td>Total Combined: 880</td>
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<td>PHA Plan Submission Type: ☑ Annual Submission</td>
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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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
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<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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<tr>
<td>Lead PHA:</td>
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?

- [ ] Y Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- [ ] Y Financial Resources.
- [ ] Y Rent Determination.
- [ ] Y Homeownership Programs.
- [ ] Y Pet Policy.
- [ ] Y Substantial Deviation.
- [ ] Y Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review. Not applicable pursuant to 24CFR 903.2(b)(2)(iii).

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Financial Resources:** Current year financial resources anticipated to be available are:

1. **Federal Grants**
   - Public Housing Operating Subsidy AMPWA004000001 $214,700
   - Public Housing Operating Subsidy AMPWA004000002 253,520
   - Public Housing Capital Fund '17 354,943
   - Housing Choice Voucher Program-estimated 2017 HAP+Program Reserves 3,350,000
   - Housing Choice Voucher Program—estimated administrative fees 440,995
   - HUD Family Self Sufficiency Grant 94,170
   - HUD Self-Help Opportunity Program (SHOP) – 2017, 2018 earmarks 150,000
   - USDA Rural Development 523 Technical Assistance Grant 260,000
   - HUD Supportive Housing Program Grant 64,500

2. **Prior Year Federal Grants** (unobligated funds only)
   - All prior year grants obligated

3. **Dwelling Unit Rental Income**
   - Public Housing AMP WA004000001 172,500
   - Public Housing AMP WA004000002 478,000
   - USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance) 408,000
   - USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8) 257,000
   - Homestead Apartments 112,000
   - Eklund Heights 76,000
   - Sunbelt Apartments 94,000

4. **Other Income**
   - State Tenant Based Rental Assistance (TBRA) 204,000

**Estimated Total Resources** $6,984,328

The Peninsula Housing Authority’s Strategic Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362.

The Peninsula Housing Authority’s Annual Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362.

The Peninsula Housing Authority’s 5-Year Capital Improvement Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362.

The Peninsula Housing Authority’s Admissions and Continued Occupancy Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362.

The Peninsula Housing Authority’s Housing Choice Voucher Administrative Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Jefferson County Office 5210 Kuhn, Port Townsend, WA 98368.
B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

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(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Mission of the Peninsula Housing Authority is to promote safe, affordable housing and foster effective partnerships that help meet that goal.

Update on Strategic Plan Goals

1. Redevelopment
   Mt. Angeles View WA004-00001 – Phase 1 of the City of Port Angeles approved Redevelopment Master Plan is under construction with new units scheduled for occupancy during this fiscal year.
   Sunbelt Apartments – We continue to work toward a future sale of Sunbelt to the non-profit possibly in 2018.

2. Acquisitions and Development
   Mutual Self Help Housing – the agency continues to build 8-10 single family homes annually in Clallam and Jefferson counties through the Mutual Self Help Housing Program operated in conjunction with USDA Rural Development. The next groups will be building in western Port Angeles and Forks, both in Clallam County.
   Eklund Heights II – the 37 unit multi-family parcel of land located in the Eastern Urban Growth Area of Port Angeles is being held in the Washington State Housing Finance Commission Land Acquisition Program until development funding becomes available. We expect to begin the site planning process and reviewing funding options during this fiscal year.

3. Partnerships – The agency continues to work expanding housing opportunities with our partners to better serve both Clallam and Jefferson counties.

4. Fiscal Sustainability – we regularly evaluate opportunities to improve operating efficiencies, diversify the agency’s portfolio, and seek funding resources to reduce the impacts when program funding is reduced

5. Management Systems – we continue to invest in employee training opportunities, improving client opportunities and employee job satisfaction. The continued expansion of the agency’s housing and accounting systems will afford greater efficiencies within the agency.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y □ N □

(b) If yes, please describe:

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan

Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.2 Civil Rights Certification.

Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.
### C.3 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?  
N/A  
There is not a Resident Advisory Board at the agency due to lack of interest. However all units at all public housing properties were posted with an invitation notice regarding resident participation on the agency plan. Comments and analysis are attached for review.

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

### C.4 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.

### D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

#### D.1 Capital Improvements.
Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form-50075.2 approved by HUD on 04/13/2016.