

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</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, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS and 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.

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Peninsula Housing Authority</u> PHA Code: <u>WA004</u>            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Housing Choice Vouchers (HCVs) <u>908</u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The Peninsula Housing Authority's Annual Plan can be found on the agency's website at <a href="http://www.peninsulapha.org">www.peninsulapha.org</a>, at our administrative offices located at 727 E. 8<sup>th</sup> Street, Port Angeles, WA 98362, or a copy may be requested by calling (360) 452-7631.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:																													
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<b>B.</b>	<b>Plan Elements.</b>				
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>				
<b>B.2</b>	<b>New Activities. – Not Applicable</b>				

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<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. The Peninsula Housing Authority shall create, maintain, and support housing opportunities in partnership with community.</p> <p><u>Update on Strategic Plan Objectives</u></p> <ol style="list-style-type: none"> <li>1. <b>PHA will develop and preserve affordable housing</b> <ul style="list-style-type: none"> <li><u>Mutual Self-Help Housing</u> – The PHA continues to build 8-12 single family homes annually in Clallam and Jefferson counties through the Mutual Self-Help Housing Program operated in conjunction with USDA Rural Development. There is a building group scheduled to begin in Port Angeles by May/June 2025. The next group will be building in Port Angeles in Clallam County. We continually look for land opportunities to support this program.</li> <li><u>Formation of a 501(c)3 organization</u> – The PHA created Housing Opportunities of the North Olympic Peninsula in the state of Washington and will evaluate the need to apply for 501(c)3 designation.</li> <li><u>Development of new Multifamily Housing</u> – The PHA will continue predevelopment work as part of its approved Planned Residential Development with the City of Port Angeles for the remaining phases of Mt. Angeles View as funding opportunities arise. The PHA completed the predevelopment site work for 24 units in east Port Angeles and has received a portion of the funding needed. We plan to apply for the remaining funds needed and if funded it will begin construction in early 2026. The PHA continues to investigate opportunities for new multi-family housing in Jefferson County.</li> <li><u>Ox Bow Apartments</u> – The PHA is under contract for acquisition of a 20-unit property located in Forks, WA that is currently an RD 515 project. The PHA will apply for transfer of ownership with USDA.</li> <li><u>Asset Repositioning</u> – The PHA completed a Streamline Voluntary Conversion of its remaining public housing units effective November 30, 2022, and will continue working to close out its Public Housing Program completely. The PHA has been in discussions with our local HUD office and another PHA about transfer of our Faircloth as a means of close out.</li> </ul> </li> <li>2. <b>The PHA, through collaboration, will strengthen mutual partnerships with housing service providers and local jurisdictions</b> – The agency continues to work expanding housing opportunities with our partners to better serve both Clallam and Jefferson counties. The PHA is aware of several existing and new construction projects in both counties that have expressed interest in obtaining Project Based Vouchers. The PHA will review capacity and may issue Requests for Proposals for Project-Based Vouchers in FY26. The PHA anticipates that up to 50 vouchers could be made available through the RFP process.</li> <li>3. <b>PHA will increase its presence in Jefferson County</b> – The PHA will make efforts to increase its presence in Jefferson County by investigating development opportunities, strengthening partnerships</li> <li>4. <b>PHA will continue to excel as property managers and administrators of housing programs - Fiscal Sustainability</b> – The PHA regularly evaluates opportunities to improve operating efficiencies, diversify the agency’s portfolio, and seek funding resources to reduce the impacts when program funding is reduced. Repositioning has provided the PHA with significant stability and will allow us to continue to develop new housing and meet our strategic goals. <ul style="list-style-type: none"> <li><b>Administration</b> – The PHA continues to invest in employee training opportunities, improving client opportunities and employee job satisfaction. A new location has been secured for the PHA’s administrative offices and anticipate moving this year. The PHA continues to evaluate its IT processes with the changing environment to ensure we provide the best possible service to our clients. Many IT processes have been streamlined and moving forward we continually are looking for ways to create efficiency for staff.</li> </ul> </li> <li>5. <b>PHA will create an organizational succession plan which includes professional development and staff retention strategies</b> – The PHA understand the importance of invested employees and has updated its organizational structure to ensure it remains sustainable. The PHA will work to encourage an engaged and inclusive work environment, continue to develop staff to the fullest of their abilities, provide a culture which understands the needs of our clients, and provide opportunity for professional development for all its employees.</li> </ol>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> – Not Applicable</p>

<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The PHA did not properly report the internal transfer of capital assets and accumulated depreciation during the SVC process. The miss-statement was corrected prior to audit close.</p>			
<p><b>C. Other Document and/or Certification Requirements.</b></p>				
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan? There is not a Resident Advisory Board at the agency due to lack of interest.</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 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>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>			
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
<p><b>C.4</b></p>	<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>If yes, include Challenged Elements.</p>			
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>				
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>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.</p> <table border="1" data-bbox="180 1493 1451 1944"> <tr> <td data-bbox="180 1493 1451 1535"> <p><b>Fair Housing Goal:</b></p> </td> </tr> <tr> <td data-bbox="180 1535 1451 1577"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> <tr> <td data-bbox="180 1577 1451 1944"> <p>PHA is not required to submit this information.</p> </td> </tr> </table>	<p><b>Fair Housing Goal:</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>	<p>PHA is not required to submit this information.</p>
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