

**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: 09/30/2027

**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).

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Peninsula Housing Authority</u>      <b>PHA Code:</b> <u>WA004</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2031</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>A public notice will be published in the Peninsula Daily News and the Port Townsend Leader informing the public if the locations for viewing the plan, how to submit comments and the date, time and place of the public hearing.</p> <p>The proposed plan, plan elements and information relevant to the public hearing is available at 727 E. 8th Street, Port Angeles, WA 98362 or at <a href="http://www.peninsulapha.org">www.peninsulapha.org</a> for public inspection.</p> <p>The final PHA plan will be posted at 727 E. 8th St. Port Angeles, WA 98362 and on its website at <a href="http://www.peninsulapha.org">www.peninsulapha.org</a>.</p>

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. Plan Elements.** Required for all PHAs completing this form.

**B.1 Mission.** 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.

The Peninsula Housing Authority shall create, maintain and support housing opportunities in partnership with community.

**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.

1. The PHA will develop and preserve affordable housing.

- GOAL: The PHA will continue redevelopment of Mt. Angeles View to complete the Planned Residential Development, increasing density and adding to the number of low-income housing units available in the community.

- o The PHA will begin the next phase of development and design by engaging an architect.

- o The PHA will apply for funding.

- GOAL: The PHA will continue development of the Eklund Subdivision.

- o The PHA will administer the Mutual Self-Help program and complete 8 low-income single-family residences.

- o The PHA will complete construction of a low-income 24-unit multi-family project.

- GOAL: The PHA will continue exploring opportunities to develop low-income housing units in Jefferson County.

- o The PHA will secure land and begin pre-development activities.

2. The PHA, through collaboration, will strengthen mutual partnerships with housing and service providers and local jurisdictions.

- GOAL: The PHA will explore opportunities to partner with other organizations in projects which met its mission.

- o The PHA will develop partnerships with community organizations to provide services at Mt. Angeles View.

- GOAL: The PHA will continue to participate in planning with local jurisdictions, especially when directly related to housing policies.

- o The PHA will continue to participate in committees, special groups, and to provide comments on jurisdictional policies which affect housing.

3. The PHA will increase its presence in Jefferson County.

- GOAL: The PHA will continue efforts to have a greater in-person presence in Jefferson County providing in-person access for clients.

- o The PHA will maintain its "office hours" in Jefferson County.

- o The PHA will investigate opportunities for additional office space in other areas of the county to provide further access to clients.

- The PHA will continue to explore development opportunities.

- o The PHA will engage in investigative measures to locate potential land acquisition opportunities.

4. The PHA will continue to excel as property managers and administrators of housing programs.

- GOAL: The PHA will reduce the average number of days vacant, keeping occupancy at 98% or higher.

- GOAL: The PHA will implement procedures to keep delinquency under 2%.

- GOAL: The PHA will fully utilize HCV budget authority each year.

- GOAL: The PHA will remain a high performer in the HCV program.

5. The PHA will create an organizational succession plan which includes professional development and staff retention strategies.

- GOAL: The PHA will continue to create internal organizational succession plans.

- GOAL: The PHA will provide training opportunities to its employees promoting professional growth.

- GOAL: The PHA will evaluate its job descriptions to ensure accuracy of actual work performed, efficiency of positions and competitive compensation.

**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 PHA completed a 33 unit RAD transaction. Completed Streamline Voluntary Conversion of 237 Public Housing units to Project Based Section 8 provide long term sustainable low-income housing, including rehabilitation of 170 units. Both of these items further the goal of redevelopment of Mt. Angeles View. Completed a re-syndication and rehabilitation of a 48 unit LIHTC project. The PHA assisted in the development and construction of 16 Self-Help Houses. The PHA awarded 32 project based vouchers in Port Townsend to assist disabled and veteran households at a supportive housing project.

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**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 PHA has adopted policies to ensure clients and applicants of its housing programs are provided information of their rights related to VAWA. The PHA has incorporated VAWA language throughout its Housing Choice Voucher Administrative Plan. Policies include certain exceptions in eligibility and terminations. VAWA information is provided to clients and applicants as required by HUD and the VAWA Act.

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<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>The PHA intends to project base vouchers at Mt. Angeles View without competitive process as part of the redevelopment of the site.</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>Substantial deviations or significant amendments of modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the Agency and require formal approval of the Board of Commissioners.</p>

<p><b>C.2</b></p>	<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 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>
<p><b>C.3</b></p>	<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 <b>electronic attachment</b> 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 checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>