

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
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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, 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>Housing Authority of the City of Napa</u> PHA Code: <u>CA073</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>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 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>The Five-Year Plan is available at the following locations:</p> <ul style="list-style-type: none"> • Main administrative office and website of the Housing Authority of the City of Napa at 1115 Seminary St., Napa, CA 94559, http://www.cityofnapa.org/housing. • Office of the City Clerk- City Hall/City of Napa at 955 School St., Napa, CA 94559 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																

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.

The Mission of The Housing Authority of the City of Napa (PHA) is to serve the citizens of Napa County by:

1. Providing Section 8 Housing Choice Voucher Program rental assistance to families, seniors and individuals who apply and are eligible in a fair, cost and effective, and timely manner.
2. Assuring the Section 8 Housing Choice Voucher Program-assisted housing is safe and of quality by requiring owners to maintain the housing to meet Housing Quality Standards.
3. Forming effective partnerships with other agencies to maximize social and economic opportunities and availability of supportive services in a non-discriminatory manner.
4. Utilizing staff resources and available funds in a collaborative partnership with other governmental and community agencies to assist in achieving the stated goals in the City of Napa's Consolidated Plan, including the development of new affordable housing, the improvement of existing housing stock occupied by lower income households, supporting the Continuum of Care for homeless, and providing first time homebuyer opportunities.

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 year

Goal: Promote self-sufficiency and asset development of families and individuals.

The PHA currently has a remaining obligation to graduate 44 additional Family Self Sufficiency (FSS) Program participants. The FSS Program currently has 44 participants. The PHA continues to work towards increasing the number and percentage of employed persons in assisted families. The PHA continues to develop community partnerships in order to expand supportive services and improve employability of participants.

Goal: Ensure equal opportunity in housing for all by ensuring equal opportunity and affirmatively further fair housing.

The PHA continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, sexual orientation, gender identity, marital status, familial status, and disability by active outreach to the community. The PHA provides educational materials to landlords on fair housing requirements. The PHA undertakes affirmative measure to ensure accessible housing for persons with all varieties of disabilities regardless of unit size needed. This includes, but is not limited to, allowing additional time in searching for housing units. In addition, the PHA provides \$25,000 annually to the local fair housing agency, Fair Housing Napa Valley (FHNV), to provide fair housing assistance to tenants and work with mobile home organizations to ensure rents are maintained at a reasonable level.

Goal: Manage the PHA Section 8 Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying on a continuing basis on the Section 8 Management Assessment Program (SEMAP) as a high performing PHA.

The PHA received a High Performer designation from HUD for the fiscal year ending June 30, 2019. The PHA will continue to be designated a High Performer for 2020 through 2025. The PHA operates a customer-friendly, fiscally prudent rental assistance program in accordance with the federal regulations.

Goal: Expand the range and quality of housing choices available to participants in the PHA tenant-based assistance program.

The PHA's utilization rate was 102% of funding received in 2019 for the Housing Choice Voucher Program. Although the PHA is expected to receive an increase in funding of 9% in federal funding for 2020 the local housing market rents continue to increase, and the number of available units has also decreased. The PHA will continue to actively encourage landlords to participate in the rental assistance program through ongoing, active outreach. The PHA will continue to apply for additional vouchers if funding becomes available from HUD. The PHA has implemented project-based vouchers to ensure participants have access to quality rental housing despite the tight rental market. The PHA will continue to allow the use of shared housing for all participants to expand their housing choices.

<p>B.3</p>	<p>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.</p> <p>The following are the PHA’s achievements in 2019 towards the PHA’s mission and goals identified in the PHA’s Five-Year Plan for 2015-2020.</p> <ol style="list-style-type: none"> 1. The PHA operated a Section Housing Choice Voucher Program utilizing 102% of authorized funding. 2. The PHA was designated a High Performer by HUD. 3. The PHA partnered and contracted with Fair Housing Napa Valley to provide fair housing assistance to help ensure equal opportunity in housing. 4. The PHA actively participated in Napa County Continuum of Care (COC). 5. The PHA provided 34 project-based vouchers (PBVs) at the newly constructed Valley View Senior Homes project in American Canyon. These included 17 VASH and 17 non-VASH PBVs. 6. The PHA entered into a Housing Assistance Payments Contract to provide eight PBVs at the newly constructed Stoddard West project in Napa. 7. The PHA actively participated in the development of the affordable rental complex, Napa Courtyards, to ensure voucher holders were considered for the units. 8. The PHA expanded its contract with Abode Services to provide housing location assistance to homeless and at-risk of homeless voucher holders. In addition to provide risk mitigation and bonuses to new landlords, in 2019 the program added a “barrier removal” component to provide funding for items such as security deposits and credit check fees which may be a barrier to participants in securing housing.
<p>B.4</p>	<p>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.</p> <p>The PHA is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant’s current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of the PHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. The PHA maintains victim confidentiality and will refer victims to NEWS, Napa’s domestic violence and sexual abuse service provider.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>“Significant Amendment” or “Modification” are defined as discretionary changes in the plan or policies of the PHA that fundamentally change the mission, goals, objectives or plans of the Housing Authority and which require formal Board approval. An exception to this will be made for changes adopted to reflect HUD regulatory requirements, and such changes shall not be considered significant amendments.</p>

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (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.
B.7	Certification by State or Local Officials. 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.

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Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

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](#))

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.
