

<b>5-Year PHA Plan (for All 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, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>
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<b>A.1</b>	<p><b>PHA Name:</b> <u>Renton Housing Authority</u> <b>PHA Code:</b> <u>WA011</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>1/2022</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2022-2026</u></p> <p><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>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 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>PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public on Renton Housing Authority’s website.</p>
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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.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> 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. RHA's mission is to continue to provide quality affordable housing, improve and expand the agency's housing portfolio through performing necessary renovations/updates, land acquisitions, and new construction. RHA will also continue to manage its existing resident programs and explore potential opportunities for new partnerships that will lead into new programs.
<b>B.2</b>	<b>Goals and Objectives.</b> 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.
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attachment B.3
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> 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. See attachment B.4
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<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. See attachment C.1
<b>C.2</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y   N <input 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>C.3</b>	<b>Certification by State or Local Officials.</b>  <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.
<b>C.4</b>	<b>Required Submission for HUD FO Review.</b>  (a) Did the public challenge any elements of the Plan?  Y   N <input type="checkbox"/> <input type="checkbox"/>  (b) If yes, include Challenged Elements.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1**

**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**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><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Renton Housing Authority strives to achieve fair housing goals outlined in an accepted Assessment of Fair Housing consistent with 24 CFR § 5.154(d)(5) by making updates to the 2022 administrative plan &amp; policies protecting Persons of Protected Classes in Housing Choice Voucher on-boarding briefings, in lease agreements, and marketing plans. RHA staff is also required to complete an Annual Affirmative Fair Housing Training, which covers non-discriminatory practices and laws.</p>
<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Renton Housing Authority also strives to achieve fair housing goals by handling accommodation requests. If tenants need a different unit, we offer exit vouchers or work with the tenant to transfer them to a reasonable unit that meets their needs.</p>
<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Renton Housing Authority is committed to partnering with the Northwest Justice Project to make available the Tenants’ Right Clinic. The clinic will be available via phone for Housing Choice Voucher tenants who receive housing assistance from RHA. The clinic provides free legal services to tenants who may be experiencing potentially legal issues with their landlords or have questions on whether their landlord is following commonly violated landlord-tenant laws. This service will further address and prevent discriminatory practices and behaviors.</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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

### 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. 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 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, 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.

### D. Affirmatively Furthering Fair Housing.

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 1.64 hours per year per response or 8.2 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 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.

## Attachment – B.3 Progress Report

Redevelopment activities codified in the approved disposition provide a one-for-one replacement of 8 four brs, 36 three brs, 36 two brs, and 20 one br units at Sunset Terrace plus an additional 200 units of 60% area median income affordable housing units, demolishing antiquated units in disrepair while achieving in partnership with the City of Renton a better and higher use of the land held by RHA in the Renton Highlands. Transaction of the land to the City of Renton for a municipal park, and Colpitts Development for the creation of mixed-use construction and market-rate housing is providing proceeds from the Sunset Terrace real estate to build replacement housing units. RHA's participating as well in the strategic partnership with the King County Housing Authority and the City of Renton has supercharged the redevelopment of the Sunset Area and brought additional resources and refined plans for replacement and affordable housing expansion.

CFP funds have been used to promulgate the redevelopment activities trained on Sunset Terrace. With HUD Phase II disposition approval April 8, 2014, RHA completed the relocation of all 100 former tenants of Sunset Terrace. RHA completed construction and fully leased the Kirkland Avenue Townhomes property by December 2014, providing 18 2 and 3 bedroom homes, 16 of which are replacements for Sunset Terrace and two are for homeless Veterans.

Residents and stakeholders unanimously extend their ongoing support of RHA's redevelopment plan. With the one-for-one replacement by bedroom size commitment, RHA remains steadfast in its promise to allow families the opportunity to return to the new units for which they are eligible by order of lease seniority.

With the advent of State and Local funding for 50 townhomes and apartments, Sunset Court, RHA project based nine more of its vouchers and transfer 21 ACC increments from the former Sunset Terrace [serving as replacement housing]; and ten WA State 811 program vouchers, and ten LIHTC Homeless Set-Aside units occupied in consort with the County through the Coordinated Entry Program.

RHA pursued and was awarded a three-year \$186,331 ROSS grant to coordinate the delivery of services for its residents, and in 2014 received a two-year renewal of the ROSS grant. Interior and exterior remodels of Cole Manor, Hillcrest and Evergreen Terrace utilizing CFP and operation funding, with redevelopment initiative for Sunset Terrace.

With partners including Food Lifeline RHA in 2015 began providing fresh produce and nutritious food to an average of fifty seniors and disabled low-income public housing residents. Since the pandemic RHA has modified operations to deliveries of emergency food boxes to an average of 132 senior/disabled households.

More recently, the Sunset Oaks is 60-unit workforce housing complex and is our fifth replacement affordable housing project we've opened since 2012, as part of the Sunset Terrace redevelopment efforts. The project breakdown includes 17 units set aside at 80% AMI, 19 units set aside at 60% AMI, and a total of 23 PBV units at 40% AMI. ADA units are also available to tenants who need it.

In the project pipeline, RHA is currently working with a general contractor to submit building plans for Sunset Gardens, a 76-unit senior housing complex, which will be built on RHA's administrative site. Half of the units will be set aside for households with 30% AMI and the other half will be set aside at 50% AMI. Onsite case management services will also be available to tenants on a case-by-case basis. King County Housing Authority's commitment to sponsor RHA's Sunset Gardens with 38 VASH PBV increments (RHA will add 37 HCV PBV = 75/76). The project will be financed by the the utilization of tax credits, City of Renton HB 1590, and county funding.

Attachment – B.4 Violence Against Women Act (VAWA) Activities

Children and adults experiencing domestic violence, dating violence, sexual assault, or stalking, Renton Housing Authority directs clients to 211, where they are they can be considered for emergency housing vouchers and other essential resources such as mental health counseling.

Attachment - C.1 Significant Amendment or Modification

As described in 24 CFR 903.21, the Renton Housing Authority (RHA) may modify, amend or change any policy, rule, regulation or other aspect of its Annual Five-Year Plan only after submitting the plan to HUD.

If RHA's plan modification or change is considered a "significant amendment" or "substantial deviation/modification" as defined below by RHA, then it shall comply with requirements similar to those required at the agency's initial development and submission of the RHA Plan.

The RHA definition of Significant Amendment and Substantial Deviation/Modification to the Annual or Five-Year plan is as follows:

- Changes to rent or admissions policies or organization of the waiting list;
- Fundamental amendments to major strategies that RHA uses to address housing needs;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Any change with regard to public housing unit demolition or disposition, designation, homeownership programs or conversion activities.