



FY 2027-2031
5YR AGENCY PLAN

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
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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. 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).

A.	PHA Information.
A.1	<p>PHA Name: <u>Renton Housing Authority</u> PHA Code: <u>WA011</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2027-2031</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public 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. 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>Renton Housing Authority's proposed FY2027 Annual Agency Plan is available for public view at the following locations:</p> <ul style="list-style-type: none"> * RHA's website: www.rentonhousing.org * RHA's Main Administrative Office at 2900 NE 10th St, Renton, WA 98056. The office is open to the public on Tuesday - Thursdays, from 9 am - 3:30 pm and by appointment on Monday and Friday's. Members of the public who wish to view the proposed Annual Agency Plan and 5YR Plan for 2027-2031 along with all related materials should contact Racquel Beckles-Clarke at (425) 226-1850 x288 to schedule an appointment.

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.

Provide with excellence; quality, affordable housing in a safe environment for people who make Renton their home. Through partnerships with our clients, service providers and other groups, RHA will ethically and responsibly increase and enhance its housing programs to serve the community and provide opportunities for people to be their best.

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.

Modernization or Development:

It is the intention of RHA to look for land to build future developments or modernize existing developments after acquisition. It is RHA's intent to go after a Bond Rating to assist RHA in acquisition of funding for the purchase of land or property in the future. The properties in question would be affordable or market rate in nature. It is RHA's goal to provide affordable housing to its clients but also acquire market rate buildings to assist RHA in stepping away from the HUD funding arena that is always at the mercy of Congressional Appropriations, which can be an up and down process.

It is RHA's desire to dispose of some of its smaller properties of 12 units or less at any given site due to the physical needs of the properties in comparison to the revenue earned by the properties. RHA would want to have properties that had 50+ units at each site but prefer to have 100+ units to ease the burden of the necessary physical needs expenses.

Demolition and/or Disposition:

RHA has three parcels of land that is still under a HUD Declaration of Trust from prior Low Income Public Housing. It is RHA's intention to either utilize these parcels for further development after a required HUD Disposition Application has been approved or sale the three parcels for private development to utilize the funds from the parcels to assist with purchasing of other properties that would fit RHA's mission and goals better.

RHA will be revising its Admin Plan for the HCV program in the future by adding in policies to assist bringing on new landlords in zip code areas, such as 98055, 98057, and 98058 because these zip codes are not within the Low Income Poverty Census Tract in the City of Renton of 98056, 98059 and 98178. We need to create more landlord opportunities for our low-income families. Ultimately, it is the choice of the families on where they choose to live but providing more opportunities in areas of the City of Renton that is not tapped as heavily would provide increased benefits for our voucher holders.

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.

RHA continues to move forward with the agency's mission of expanding quality affordable housing through purchasing of existing housing, new construction projects and partnerships. The agency also continues to connect residents with human and social services by owning and managing a multi-service hub, called Sunset Neighborhood Center which utilizes Health Point Clinic inside the building as well as St. Vincent de Paul's Centro Rendu. United Way utilizes the community room space during the months of January – April to provide Free Tax Return Services to the low-income population. Our partners offer primary medical care, behavioral health services, case management, and culturally sensitive educational, legal, and financial services for the Spanish-speaking community. www.sunsetneighborhoodcenter.org.

RHA is committed to expanding affordable housing options by continuing to partner with Homestead Community Land Trust to promote the expansion of additional affordable homeownership townhomes, known as Willow Crest Phase II. This phase will begin in 2026, based upon the Homestead Community Land Trust and future meetings between them and RHA in the near future.

The most recent project, Sunset Gardens, is a 76-unit apartment complex with a mix of studio and one-bedroom units. 50% of the units are set aside for 30% of the area median income and 50% are set aside for 50% of the area median income. One-half of the new apartments are dedicated for seniors and people with disabilities along with homeless Veterans. Construction began in July 2022 and was completed by March 7, 2024, with 100% lease up by July 2024. The project is funded by Low-Income Housing Tax Credits. Sunset Gardens was built on the last Renton Housing Authority administrative office site. RHA's office and staff was temporarily relocated until construction was completed and moved back to occupy the ground floor commercial space around March 8, 2024.

RHA owns a piece of property that in Unincorporated King County, in an unincorporated city of Fairwood, which consists of 4.94 acres of flat, developable land with a house located on it with an additional 14.95 acres of wetlands and marsh below the 4.94 acres, which has a steep grade of an additional 80 plus feet to the lower area. This property was purchased by prior administrative staff and board in 2006 but RHA cannot develop on this land to any extent that would be beneficial to keep it. RHA is currently working with King County Parks and Recreation to sell the property and incorporate it into their Soos Creek Park System, which adjourns one corner of the property line. RHA has been working with the King County Parks and Recreation to work through four (4) encroachments onto the larger parcel of land. Until those encroachments have been resolved, KCPR will not purchase the property. RHA will continue to work on an updated Survey of the parcel with the removal of those 4 encroachments to be taken out of the parcel that we were planning to sale to King County. Once we sale these two (2) parcels, RHA will take the proceeds and pay off an existing refinanced loan for Rolling Hills Apartments due to the higher percentage rate that it is under compared to any % rate that could be gained on stocks or markets. The remaining funds after the payoff would go back to the Local Government Investment Pool to rebuild some of its funds that had to be depleted to closed out some of the projects that were coming due back in 2024.

RHA also owns three parcels where their old, original low-income public housing was located. The LIPH or Low-Income Public Housing was demolished years ago but the land was never disposed of through the SAC or Special Application Center through the HUD or US Department of Housing and Urban Development. RHA will look at potentially building new construction of 131 Low Income Public Housing Units (Faircloth Limit) so that they can in turn, be converted to RAD PBV units immediately after.

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.

RHA's goals for VAWA voucher holders is to assist them as quickly and efficiently as possible to ensure that their safety is first and foremost. Once RHA receives a request for an emergency transfer due to VAWA, the VAWA forms are immediately sent to the voucher holder to complete and get back to RHA staff to then issue a voucher for the participant to begin searching for another unit. If it is a PBV voucher holder requesting a VAWA transfer, then RHA would immediately reach out to our other PBV properties to see where we have a vacancy for the same BR size requirement. Currently, RHA is under Shortfall and cannot issue an HCV voucher to a PBV client for any reason, even VAWA. RHA staff works with the voucher holders landlord to release them from their lease and work on finding another suitable unit for their safety.

<p>B.5</p>	<p>Project-Based Activities. 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>N/A ... RHA is at its CAP Capacity to Project-Based anymore of our Tenant-Based Vouchers.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</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, Modification or Substantial Deviation Definition:</p> <p>Renton Housing Authority will amend or modify its agency plan for the occurrence of any of the following events during the term of an approved plan. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved Annual Plan.</p>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>Meeting Scheduled for August 6, 2026</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</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 electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. 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>(b) If yes, include Challenged Elements.</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 survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

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 (24 CFR 903.7(s)(2)(ii)). 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 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

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 1.23 hours per year per response or 6.15 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 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.