

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	PHA Name: <u>Community Development Commission of Mendocino County</u> PHA Code: <u>CA084</u>																																				
	<p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>_10/1/2020</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 PHA Plan and Five Year Plan will be available at the CDC office building at:</p> <p>1076 North State Street Ukiah CA 95482</p> <p>Available for the public Monday-Thursday 8:00 AM-5:00 PM (Due to Covid-19, currently requires making an appointment first at the time of writing this).</p> <p>Also available on the CDC website: www.cdchousing.org</p>																																				
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																					
<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	<p>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.</p> <p>“Provide opportunities for decent, safe, affordable housing and suitable living environment to low- and moderate-income, special needs households, and communities in an effective, efficient, and respectful manner.”</p> <p>“Make a positive difference every day.”</p>
B.2	<p>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.</p> <p>Financial:</p> <ol style="list-style-type: none"> 1. Continue to be financially stable even in the face of funding uncertainties 2. Maximize available rental assistance funding to help as many families as possible. <p>Housing Programs:</p> <ol style="list-style-type: none"> 1. HCV utilization to 96% or above. 2. Mainstream utilization to 90% or above. 3. FUP utilization to 75% or above. 4. VASH utilization to 95% or above. <p>Housing Assets</p> <ol style="list-style-type: none"> 1. Assist affordable housing developer(s) with the development of at least 50 units. 2. Assist affordable housing developer(s) with the rehabbing (including acquisition/rehab) of at least 50 units. 3. Complete at least one significant capital improvement at each owned or managed property.

<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>Financial</p> <ol style="list-style-type: none"> 1. Continue to be financially stable even in the face of chronic underfunding. Achieved. Have cut costs and made agency efficient while still achieving objectives. 2. Maximize available rental assistance funding to help as many families as possible. Achieved. Have kept HCV utilization at 96% or above. Would like to do more and looking for opportunities for more funding. In the past year have applied for and received new Mainstream and Family Unification Program vouchers. <p>Housing Programs</p> <ol style="list-style-type: none"> 1. VASH utilization to 95% or above. Not achieved. As of August 2020 utilization is 72%. Would like to do more but VA has had delays in increasing their staffing. 2. HCV utilization to 96% or above. Achieved. <p>Housing Assets</p> <ol style="list-style-type: none"> 1. Renovate agency owned senior housing in Willits. 60 units. Progress has been made but still work needed to replace siding on all units. 2. Assist affordable housing developer(s) with rehabbing at least 40 units. Achieved. 3. Assist affordable housing developer(s) with the development of at least 20 units. Achieved. 4. Develop at least 2 units for agency owned units. Did not develop 2 units. But did acquire 30 new units which is the first addition to our inventory in 20 years. 5. Provide weatherization for at least 150 affordable residential units. Achieved. However, PG&E has phased out this program in 2020 so it will not continue.
<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 Community Development Commission of Mendocino County is fully committed to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. CDC works closely with Project Sanctuary as well as other local agencies, nonprofits and other stakeholders to provide any assistance for victims.</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>The Community Development Commission of Mendocino County defines a "substantial deviation" as any action or policy change that in large part is contrary to the mission statement and/or goals and objectives of the Community Development Commission of Mendocino County.</p> <p>The Community Development Commission of Mendocino County defines "significant Amendment or Modification" as any action or amended language that in part contradicts language in the approved plan and/or the goals and objectives of the Community Development Commission of Mendocino County.</p> <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes do not constitute significant amendments.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide 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>

B.7	<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>
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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.
