

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: 03/31/2024

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.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Western Regional Housing Authority</u> PHA Code: <u>NM067</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</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> <ul style="list-style-type: none"> 2545 N. Silver Street, Silver City, New Mexico 88061 112 W. Ash Street, Deming, New Mexico 88030 1001 Avenida Del Sol, Lordsburg, New Mexico 88045 Western Regional Housing Authority website: wrha-nm.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">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.	Plan Elements. 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>The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.</p>

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.

WRHA Goal #1: Increase the availability of decent, safe, and affordable housing by:

- Maintaining vacancies under 3%
- Looking for opportunities to partner with other agencies to provide additional assisted housing units for qualifying families.
- Provide Voucher mobility counseling.
- Reduce public housing vacancies by shortening turnaround time.

WRHA Goal #2: Improve the quality of assisted housing by:

- Improve REAC inspections through renovation and modernization of public housing units as well as staff/maintenance training.
- Attain High Performer status under both PHAS and SEMAP
- Concentration on efforts to improve specific management functions such as Voucher and Public Housing unit inspections.
- Improving customer service satisfaction

WRHA Goal #3: Provide an improved living environment by:

- Continuing with security improvements throughout our sites and working in conjunction with the Police/Fire Departments to ensure the proper safety of our residents.
- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.

WRHA Goal #4: Promote Self Sufficiency and asset development of families and individuals by:

- Increasing the number and percentage of employed persons in assisted families.
- Providing or attracting supportive services to increase independence for the elderly or families with disabilities.
- Providing or attracting supportive services to improve assistance recipients' employability.

WRHA Goal #5: Ensure equal opportunity and affirmatively further fair housing by:

- Undertaking affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation and gender identity.
- Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Through staff training and continual process improvement, ensure timely responses to applicant and participant complaints relating to possible discrimination incidents.

WRHA Goal #6: Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

- Continue to research and study the possibilities of converting WRHA's LRPB apartment complexes into either PBV or PBRA.
- By utilizing the RAD program, it will assist in the potential loss of public housing and subsidized housing due to substantial needed improvements which exceed the current funding for capital needs.
- This will allow for a more predictable long-term annual funding stream by converting these properties to the Section 8 program.
- The RAD program will support WRHA to leverage external sources of capital to pay for rehabilitation costs.
- WRHA continues to work toward making the property financially and physically viable.
- RAD alleviates problematic issues in numerous ways, such as moderate rehabilitation, new construction, and conversion of properties to Section 8.

WRHA Goal #7: Project Based Vouchers

- WRHA had originally proposed Project Basing 25 Vouchers with a local non-profit due to unforeseen circumstances that development with this non-profit has come to a halt.
- These vouchers are an important tool to provide supportive housing for individuals with disabilities or others who need services to live stably in their own homes.
- PBV's can also help WRHA in the tight housing market to utilize all our vouchers by making it unnecessary for families to search for units they can rent with their vouchers.

<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> <ul style="list-style-type: none"> • WRHA continues to work diligently using CFP money to modernize and renovate units at the Hillside and Valley Vista complexes to compete with other complexes on the open market. WRHA has replaced windows at the Valley Vista complex to make it easier to open and close. This has given the apartments appeal as well as being more functional. The improvements WRHA has implemented have also included removing the old, cracked tiles with newer brighter tile, redoing the stairways with new vinyl and repainting our units with two different color paints to make the unit more comfortable and welcoming. The primary focus has been to employ effective maintenance and management policies to minimize the number of Public Housing units vacant and reduce the turnover time. The Pyramid Village complex has been a challenge, as the repairs have been proven to be extensive and beyond the scope of repair with the current capital funding level. Currently, the waiting list for this complex is closed to ensure we can maintain safe, sanitary, and decent housing for our current tenants, The strategy is to take all the dilapidated units offline, and upkeeping the adequate units. It has become apparent the extensive repairs and demise of these units cannot be remedied by the current CFP funding. WRHA will accumulate the CFP funding in the hopes once the RAD conversion is initiated, we have the required financing required to move forward. • Our agency has consistently maintained the highest occupancy in its Voucher program, fully utilizing authorized budget authority, and has revamped its policies and procedures to maximize efficiency and clarity. We closely monitor the utilization of the Section 8 Voucher Program to ensure that when funds are available, we can promptly service waiting list applicants. Efforts are spent on maintaining or increasing Section 8 Voucher Program lease up rates by establishing payment standards that will enable families to lease up units in our jurisdiction. WRHA has increased the Payment Standards to ensure Voucher holders have opportunities to increase mobility within our community. The Section 8 staff continues to monitor the “Rent Reasonableness Analysis” process. Compliance with the process will be monitored and verified quarterly at the minimum. • WRHA complies with affirmative action measures as reinforced in the Fair Housing policy of the HA to ensure that the admissions to and occupancy of all programs is conducted without regard to race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity. During counseling with Section 8 participants, we focus on the location of units outside of poverty or minority concentration. We also invite Landlords outside the poverty or minority areas to utilize the Section 8 Program to expand our programs into those areas. WRHA also provides regular fair housing training to supervisors and staff. Section 8 and LRPB participants are also provided the most current information on fair housing and equal opportunity at the time of their briefing. • WRHA has worked toward being readily available to tenants and families to provide customer service that will allow for our residents, applicants, and participants to feel comfortable engaging with staff. We feel it is important to establish an open door/open communication to provide the best service and to run our agency more effectively.
<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 mission is to protect applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or and stalking against them. Despite the name of the law, it is available to protect all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. WRHA has respective policies addressing VAWA requirements and warrant the actions that best serve the needs of victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>As per the Violence Against Women and Justice Department Reauthorization Act of 2005, WRHA has updated lease addendums to reflect the provisions for all existing tenants and families. The PHA will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. The PHA will also include information about VAWA in all notices of denial of assistance. The PHA will provide all participants with information about VAWA at the time of Admission and at Annual reexamination. The PHA will also include information about VAWA in notices of termination of assistance. This mentioned paperwork is readily available to and distributed regularly to confirm they are aware of the services available to them.</p> <p>WRHA partnered with El Refugio, our local domestic violence shelter, to receive and provide referrals for participants needing assistance with housing and protection from a violent situation. There are open lines of communication between the two agencies to allow access for tenants and or participants to have a less stressful experience to attain assistance or maintain their housing assistance. We exchange training information, paperwork, and networking possibilities to expand services available to our tenants, participants, and our applicants. The collaboration of the agencies has been very beneficial for our community.</p>

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.
C.2	<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 checked="" type="checkbox"/></p> <p>Pending completion of Public Comment period</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>
C.3	<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>
C.4	<p>Required Submission for HUD FO Review.</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> <p>Pending completion of Public Comment period</p>

D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>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.)</p> <p>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> <table border="1" data-bbox="215 548 1471 926"> <tr> <td data-bbox="215 548 1471 590">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="215 590 1471 926"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>WRHA 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 WRHA’s involvement; and maintain records reflecting these analyses and actions.</p> </td> </tr> </table>	Fair Housing Goal:	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>WRHA 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 WRHA’s involvement; and maintain records reflecting these analyses and actions.</p>
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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.

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.