

<h1>5-Year PHA Plan</h1> <h2>(for All PHAs)</h2>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 09/30/2027</p>
--	---	---

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.	<p>PHA Information.</p>														
A.1	<p> PHA Name: Pico Rivera Housing Assistance Agency PHA Code: CA117 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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>How the public can access this PHA Plan: The 5-Year PHA Plan for FY 2025-2030 is available to view at the City's Website: http://www.pico-rivera.org/ or by appointment at the Pico Rivera Housing Assistance Agency office in City Hall West – 6615 Passons Blvd, Pico Rivera, CA 90660.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="159 1092 1529 1155"> <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> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	<p>Plan Elements. Required for all PHAs completing this form.</p>														
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 Pico Rivera Housing Assistance Agency is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable environment free of discrimination.</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> <ul style="list-style-type: none"> • Continue to call applicants from the waiting list to increase leasing and budget utilization. • Re-open the waiting list in order to assist low, very low, and extremely low-income families. • Maintain a high performer status with HUD through the Section Eight Management Assessment Program (SEMAP). • Expand the PHA's efforts to increase the quantity of housing stock and owner participation through outreach and program education. • Ensure that all residents have safe and habitable living conditions through ongoing biennial, quality control, and special inspections. The Pico Rivera Housing Assistance Agency will implement National Standards for the Physical Inspection of Real Estate (NSPIRE) in compliance with HUD regulations. • Implement Small Area Fair Market Rents (SAFMR) as required by HUD. • Maintain a high emphasis on staff training and education on changing regulations that pertain to policies and procedures that affect a family's eligibility and continued assistance. 														
B.3	<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"> • Continue to call applicants from the waiting list to increase leasing and budget utilization. ✓ The Pico Rivera Housing Assistance Agency pulled approximately 440 applicants from the waiting list and were called for intake. • Open the waiting list in order to assist low, very low, and extremely low-income families. ✓ The Pico Rivera Housing Assistance Agency accepted online applications from May 17, 2021, through May 21, 2021. A total of 332 applications were accepted and placed on the waiting list. • Increase quantity of housing stock and owner participation. ✓ The Pico Rivera Housing Assistance Agency has continued its owner outreach efforts by periodically mailing letters to property owners in the city of Pico Rivera. The letters explain what Housing Assistance Payments (HAP) are, how they are determined, and lists the many advantages for property owners who rent to Section 8 tenants. • Improve the voucher management Section Eight Management Assessment Program (SEMAP) scores. ✓ The Pico Rivera Housing Assistance Agency's SEMAP rating improved from Standard to High. The Agency has maintained a SEMAP score of a "High Performing Agency" for fiscal years 2022-2023 and 2023-2024. • Promote equal opportunity housing rights to residents, tenants and landlords to promote fair housing. ✓ The Pico Rivera Housing Assistance Agency continues to host workshops presented by the Housing Rights Center of Los Angeles. Staff refers residents and landlords daily to the Housing Rights Center hotline and website.
B.4	<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 Pico Rivera Housing Assistance Agency will continue to incorporate and comply with the most recent VAWA regulations. The PHA informs program applicants and participants of their rights under VAWA when they are denied assistance, when they are admitted to the program, when they are notified of termination of their housing assistance, and upon request. VAWA forms are available at the Pico Rivera Housing Assistance Agency office and on the city's official website.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>A significant amendment of modification to the plans shall be defined as discretionary changes in the plans or policies of the Agency that fundamentally change the mission, goals, objectives, or plans of the Agency and which require formal approval of the Board of Commissioners. An exception to this definition of substantial deviation and significant amendment of modification to the Agency's Plan will be made for any of the above adopted policies to reflect changes in HUD regulatory requirements. Any substantial deviation and significant amendment or modification to the Agency's Plan will meet the full public process requirements prior to a revised PHA plan being submitted to the U.S. Department of Housing and Urban Development for approval.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
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>

2372) printed by Jessica Guerra in HUD Secure Systems/Public Housing Portal at 02/20/2025 01:44PM EST

DRAFT