

**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

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	<p>PHA Name: <u>Idaho Housing and Finance Association (IHFA)</u> PHA Code: <u>ID901/ID020</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</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>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><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;"> <thead> <tr> <th rowspan="2" style="width: 15%;">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: 35%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 20%;">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><i>IHFA’s Mission Statement:</i> <i>Idaho Housing and Finance Association improves lives and strengthens Idaho communities by expanding housing opportunities, building self-sufficiency, and fostering economic development.</i></p> <p><i>IHFA’s Statewide Housing Priorities:</i></p> <ul style="list-style-type: none"> • <i>Increase the supply of affordable rental housing in urban and rural communities;</i> • <i>Reduce homelessness for Idaho’s youth, veterans and chronically homeless;</i> • <i>Prevent homelessness through emergency housing assistance;</i> • <i>Expand homeownership by providing reasonable educational and financial support;</i> • <i>Financially and organizationally support community and local government investment in housing opportunities that are affordable and;</i> • <i>Preserve older, existing housing stock to maintain affordability.</i>

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.

1. *Expand the Housing Choice Voucher program throughout the state.*
 - *Apply for additional rental vouchers when HUD makes them available;*
 - *Monitor and adjust preferences, as necessary, to meet the housing needs of very low income, special needs, and targeted populations.*
2. *Increase assisted and affordable housing choices.*
 - *Continue providing voucher mobility counseling, including portability information;*
 - *Continue outreach efforts;*
 - *Continue to offer the Section 8 Homeownership Voucher program;*
 - *Identify and establish community partnerships to collaborate on housing opportunities for targeted & vulnerable populations within IHFA jurisdictions;*
 - *Finish development and implementation of the RentSmart program, which is an in-depth tenant rental skills course; and*
 - *Expand IHFA's Project-Based Voucher program, as warranted, to increase housing options for low to very-low income households, especially in rural areas, and to assist targeted populations, including hard to house populations. Project-based vouchers will not exceed 20% of the budget authority and will be located within IHFA's jurisdiction.*
3. *Improve quality of assisted housing.*
 - *Maintain/improve SEMAP Score and maintain High Performer designation;*
 - *Continue to conduct internal audits using peer, supervisor, and main office audits.*
4. *Increase/maintain high quality customer satisfaction.*
 - *Continue to provide participant, applicants, and landlords with informational brochures;*
 - *Continue holding annual Landlord workshops which provides program and industry information to Landlords;*
 - *Continue to promote LEP program by continuing to provide key forms, videos, and pamphlets in Spanish;*
 - *Continue to use and promote free translations service for applicants, participants, and potential clients;*
 - *Provide updated information to participants and landlords including comprehensive, professional, and uniform participant/landlord videos and briefing packets; and*
 - *Work to add a Participant Portal system for current participants within the next 5 years.*
5. *Promote self-sufficiency and asset development of families and individuals.*
 - *Maintain/Expand our current FSS program by promoting self-sufficiency and increasing homeownership opportunities for HCV participants;*
 - *Coordinate with local service providers to improve participant's opportunities for employment, education, and homeownership;*
 - *Continue with and expand Homeless Prevention Counseling in all four branch offices;*
6. *Ensure Equal Opportunity in Housing for all Americans.*
 - *Continue affirmative measures to ensure equal access to assisted housing; and*
 - *IHFA provides participants with fair housing education and information as part of the briefing process. Upon request or as necessary, IHFA refers participants to fair housing resources.*

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| <p>7. <i>Conduct a feasibility analysis for implementing a Housing First program with a potential for allocating Project-Based Vouchers.</i></p> <ul style="list-style-type: none">• <i>IHFA plans to conduct an analysis of the need for a Housing First program which may utilize project-based Vouchers; and</i>• <i>If such a need exists, IHFA may develop and implement a pilot program, which may include project-based vouchers as one component of the program. Project-based vouchers will not exceed 20% of budget authority and will be located within IHFA's Housing Choice Voucher jurisdiction.</i> <p>8. <i>Implement the Nan McKay Housing Choice Voucher Administrative Plan in 2020.</i></p> |
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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.
IHFA has met or exceeded the goals set in 2015 and will continue its pursuit of program excellence in the years to come.

2015 IHFA Goals & Objectives: (Progress)

1. Expand the rental voucher program throughout the state.
 - *IHFA applied for and received 160 Mainstream and VASH Vouchers in 2018 & 2019. This brings the total Mainstream vouchers to 163 and total VASH vouchers to 185, and total vouchers to 3,807.*
 - *IHFA has periodically reviewed housing needs for targeted groups and special programs as deemed necessary to meet the housing needs in the jurisdictions served.*
2. Improve quality of assisted housing.
 - *IHFA has maintained its High Performer designation for SEMAP; and*
 - *Since IHFA has disposed of its public housing, PHAS no longer applies.*
3. Increase/maintain high quality customer satisfaction.
 - *IHFA has continued to provide excellent customer service to its HCV participants, landlords, and applicants;*
 - *Internal audit processes have been maintained to ensure consistent and correct calculations and file documentation procedures throughout the four branch offices;*
 - *IHFA has continued to promote LEP and provide key forms, documents, pamphlets and videos in Spanish. IHFA also utilizes bi-lingual staff for interpreting when needed;*
 - *IHFA has continued to use a translation service that is free for applicants and participants;*
 - *IHFA has continued to hold periodical Landlord workshops that provide program and industry information; and*
 - *IHFA periodically reviews and updates all information provided to applicants, participants and landlords.*
4. Increase assisted and affordable housing choices.
 - *IHFA has continued to provide voucher mobility counseling and portability information to all interested participants; and*
 - *IHFA has continued to offer the Section 8 Homeownership Voucher program to HCV participants.*
5. Continue Disposition of Public Housing units.

With SAC/HUD approval, IHFA successfully disposed of its LRPB program utilizing the following programs:

 - *RAD Program Disposition of the 47-unit complex in Kellogg Idaho;*
 - *Section 32 Homeownership Program – IHFA sold 21 of the 29 single-family homes in Idaho Falls to low-income families; and*
 - *Section 18 Disposition – IHFA disposed of the remaining eight homes by selling six homes and donating two homes to Housing related organizations as approved by SAC.*
6. Promote self-sufficiency and asset development of families and individuals.
 - *IHFA has continued to administer the FSS program, Homeless Prevention, and HUD housing Counseling programs in all four branch office locations. Previously, the Homeless Prevention service was administered in only two of the branch offices.*

	<p>7. Ensure Equal Opportunity in Housing for all Americans.</p> <ul style="list-style-type: none"> • <i>IHFA has continued its affirmative measures to ensure equal access to assisted housing by reviewing policies and procedures to ensure equality and continued outreach to community agencies that serve diverse low-income populations; and</i> • <i>IHFA has and continues to provide participants with fair housing information and education as part of the briefing process. Additionally, IHFA refers participants as well as applicants to fair housing resources when/as necessary.</i> <p>8. Conduct a feasibility analysis for implementing a Housing First program with a potential for allocating Project-Based Vouchers.</p> <ul style="list-style-type: none"> • <i>IHFA developed and implemented a PBV program and in 2019 awarded eight project-based vouchers to a property in Twin Falls that serves disabled homeless individuals.</i>
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><i>IHFA implemented a written VAWA plan in 2007 and is committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by IHFA. We will provide and maintain housing opportunities for these types of victims and collaborate with law enforcement authorities, victim service providers, and other service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence and stalking. As outlined in our VAWA plan, IHFA will not deny assistance to victims and will not terminate assistance of victims due to verifiable domestic violence, dating violence, and/or stalking as defined in our VAWA plan.</i></p>
B.5	<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><i>IHFA has defined Substantial Deviations and Significant Amendments or Modifications as discretionary changes in the plans or policies of IHFA that fundamentally change the mission, goals, objectives, or plans of the Association and would require formal approval of the Board of Commissioners. Minor revisions or clarifications to existing policies or procedures, and/or minor discretionary administrative amendments consistent with the Association’s stated overall mission and basic objectives will not be considered substantial deviations or significant amendments to the PHA Plan.</i></p>
B.6	<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 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>
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>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

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.
