

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> Housing Authority of the City of Cheyenne </u> PHA Code: <u> WY002 </u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 04 / 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; 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:																							
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.	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>The Cheyenne Housing Authority (CHA) will provide decent, safe, and sanitary housing to the elderly, disabled, and economically disadvantaged families who are unable to obtain housing through conventional means. Additionally, the CHA will strive to provide for and coordinate other necessary life services to this population.</p> <p>The CHA will achieve these purposes through an organization within an environment that attracts the finest people; encourages and challenges our individual talents; encourages the collaboration of those talents to achieve the goals established in a creative, progressive, and fiscally responsible manner; and maintains the Cheyenne Housing Authority's well established principles of integrity and professionalism.</p> <p>The ultimate goal of our agency is to assist and empower the elderly, disabled, and economically disadvantaged families through the professional and courteous provision of basic life services, in order to allow them opportunities to establish control of their destinies.</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.

1. Expand the supply of assisted housing
Objective 1: Apply for additional rental vouchers when available and feasible
Objective 2: Fully utilize all resources available to the CHA including public housing at 98% or higher and housing choice voucher program at 98% or higher.
2. Improve the quality of assisted housing
Objective 1: Achieve and maintain High Performer status
Objective 2: Continue to enhance Resident Initiative efforts
Objective 3: Continue to utilize Capital Funds to the maximum benefit
Objective 4: Utilize Capital Funds to address security concerns of Residents, as warranted.
3. Advance affordable housing policy
Objective 1: Update the Housing Choice Voucher program Administrative Plan
Objective 2: Update the Public Housing Admissions and Continuing Occupancy Policy
4. Alleviate compliance and security risks
Objective 1: Update Procurement Policies
Objective 2: Solicit Request for Proposals for Legal Services
Objective 3: Update Personnel Policies
Objective 4: Formalize the Agency Disaster Recovery Plan
5. Diversify housing choice
Objective 1: Research, evaluate and implement a Pine Bluffs Senior Housing repositioning plan
Objective 2: Research and evaluate a Public Housing repositioning plan
6. Maintain financial stability
Objective 1: Update systems to accept electronic methods of rent payment
Objective 2: Update website to solicit and accept charitable contributions

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.

PHA Goals:

1. Expand the supply of assisted housing
 - a. Objective: Apply for additional rental vouchers
Progress: The CHA has not applied for additional Housing Choice Vouchers due to the lack of viable opportunities or funding. CHA has applied for and received additional VASH vouchers as they became available and as market need is demonstrated.
Objective: Maintain a public housing vacancy rate of 3% or less
Progress: The CHA has achieved its public housing vacancy rate goal of 3% or less
 - b. Objective: Continue efforts to address housing needs, by leveraging resources as needs are quantifiably determined.
Progress: The CHA continues to administer the Housing Choice Voucher program statewide and has administered several project-based opt-outs during the past few years. This resulted in an expansion of the CHA Housing Choice Voucher program to 1786 vouchers including Tenant Protection Vouchers from PBCA opt-outs. The CHA also works to address housing needs through its active participation in the Wyoming Chapter of the National Association of Housing and Redevelopment Officials, through its participation in Fair Housing and other educational opportunities, and through its sponsorship of nonprofit the Wyoming Housing Partnership.
 - c. Objective: Fully utilize the resources available to the CHA, specifically the voucher program resources.
Progress: The CHA achieved 95.6% utilization of the voucher program in 2018, and is on track to achieve 100% utilization in 2019.
 - d. Objective: Ensure that policies more completely support the mission of the CHA to provide low income rental assistance throughout its service area.
Progress: The CHA continually reviews its ACOP and Admin Plans to ensure compliance with the most recent regulatory updates to support CHA's provision of high-quality housing responsive to community and client needs.
 - e. Objective: Encourage the creation of a new 501c3 non-profit organization to develop and manage additional affordable housing rental units.
Progress: In 2014 the CHA sponsored the creation of a new non-profit organization - the Wyoming Housing Partnership, Inc. (WHP). In 2017 WHP successfully acquired ownership and assumed management of four developments totaling 108 units of affordable housing; 88 units in three developments in Cheyenne and 20 units in one development in Powell. Each development is operating effectively.
2. Improve quality of assisted housing
 - a. Objective: Achieve and maintain High Performer status
Progress: The CHA has been recognized as a Standard Performer
 - b. Objective: Achieve and maintain High Performer status under SEMAP
Progress: The CHA was again recognized as a High Performer
 - c. Objective: Continue to enhance Resident Initiative efforts
Progress: The CHA continues to fund a Resident Services Coordinator position to enhance Resident Initiative efforts. This has successfully encouraged increased Resident participation in community building and well-being programs.

Progress report continues below.

<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 CHA adopted its VAWA policy on December 21, 2017. That policy provides a description of specific rights, protections, and remedies afforded to victims of domestic violence, sexual assault, dating violence, or stalking as related to public housing. As described in the CHA’s VAWA policy, despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking regardless of sex, gender identity, or sexual orientation. It is CHA’s intent to continue to fully implement its VAWA policy to serve the needs of child and adult victims of domestic violence.</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 CHA will apply the following definition of substantial deviation from the Agency Plan that will require formal action by the Board of Commissioners: Substantial deviation or significant amendment or modification is defined as discretionary changes in the plans or policies of the CHA that fundamentally change the agency’s mission, goals, objectives or plans which require formal approval of the CHA Board of Commissioners.</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>
<p>B.7</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>

Progress Report (continued):

- d. Objective: Continue to utilize Capital Funds to the maximum benefit
Progress: The CHA annually updates its 5 Year Action Plan to match capital expenditures with property needs including needs identified by Residents, and promptly addresses capital needs as they arise. Capital Fund utilization continues to result in well maintained housing units.
 - e. Objective: Improve internal control of material inventory
Progress: Maintenance and Nutrition program inventory continues to be effectively controlled through restricted access, utilization of computer software to record inventory additions and consumption, quarterly physical-count comparison to computer reported inventory, and improved operating procedures.
3. Increase assisted housing choices
- a. Objective: Continue mobility counseling
Progress: The CHA continues to provide mobility counseling through the use of the Housing Assistance Guide and one-on-one counseling
 - b. Objective: Assist rural communities throughout the state with the administration of assisted housing programs, thereby increasing assisted housing choices

Progress: The CHA administers the Section 8 voucher program in various communities throughout the state of Wyoming, absorbed the Laramie public housing program from WCDA (effective 4/1/02), is active in the Wyoming Chapter of the National Association of Housing and Redevelopment Officials, and provides assistance to rural communities when the opportunity arises.

4. Provide an improved living environment
 - a. Objective: Rehabilitate units within the public housing portfolio as needed. This may include substantial rehabilitation and temporarily taking public housing units “off-line” in order to complete the rehabilitation. The CHA has budgeted its CFP program to accomplish the substantial rehabilitation of various public housing units as warranted.
Progress: The CHA has performed substantial rehabilitation on units within the public housing portfolio, but has not taken the units “off-line” for purposes of calculating vacancy days for PHAS. CHA entered into an Energy Performance Contract with Johnson Controls to enhance the living environment and reduce energy consumption within public housing units; the first phase of that scope of work was completed in November 2015. Tenants continue to realize an improved living environment while CHA benefits from reduced energy consumption and operating costs. CHA is again working with HUD and Johnson Controls to implement a second phase Energy Performance Contract to make additional improvements to the living environment.
 - b. Objective: Utilize Capital Funds to address security concerns of the residents, as warranted.
Progress: The CHA has expended Operating Funds and CFP funds to address security and safety concerns of residents and annually tests the fire alarm/fire sprinkler system, security and other systems. Ongoing concerns are addressed as identified during Resident Council meetings and the Annual Agency Plan public hearing.
 - c. Objective: Adopt a “smoke-free living environment” policy that prohibits smoking within all CHA properties.
Progress: The CHA initially adopted a “smoke-free living environment” policy in January 2013. In 2017, consistent with HUD requirements, CHA adopted a 100% smoke free requirement for all properties. The new lease including the smoke free requirement was adopted effective February 1, 2018.
5. Promote self-sufficiency and asset development of assisted households
Progress: The CHA has achieved success through the administration of the FSS program. The CHA has successfully graduated more than 48 FSS participants.
6. Ensure equal opportunity and affirmatively further fair housing
Progress: The CHA continues to ensure equal access and provides a suitable living environment regardless of race, color, religion, national origin, sex, familial status and disability.

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.
