

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
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.								
A.1	<div><div><div>PHA Name: Phelps County Public Housing Agency</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025</div><div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div><div>Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div></div><div><div>PHA Code: MO206</div><div>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.</div><div>How the public can access this PHA Plan: The PHA 5-year plan is made available to the public at the PHA offices and on the agency website.</div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><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></table></div></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
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B.	Plan Elements. Required for all PHAs completing this form.								
B.1	<div><div>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.</div><div>To provide safe, decent and affordable housing to very low-income, and extremely low-income families in the Meramec Region. To manage resources as efficiently and effectively as possible and promote self-sufficiency and economic independence for Housing Choice Voucher participants.</div></div>								
B.2	<div><div>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.</div><div>Goal: Increase the availability of safe, decent, and affordable housing Objectives: 1. Increase landlord recruitment efforts using targeted marketing strategies and new landlord workshops by county. 2. Increase payment standards when applicable 3. Ensure that Housing Quality inspections are conducted annually and any deficiencies are corrected in a timely manner. 4. Maintain high performer SEMAP status 5. Maximize utilization of Housing Assistance funding in order to assist as many families as possible. Goal: Promote Self Sufficiency and Economic Independence Objectives: 1. Achieve and maintain 75 families on the FSS program 2. Increase the number of successful FSS contract completions. 3. Continue to promote FSS to all HCV participants at briefings and reexaminations. 4. Provide opportunities for all FSS participants to attend either in person or on-line budgeting and life skills workshops. 5. Maintain the home ownership program and increase the number of home owners. GOAL: Maintain a high level of program integrity Objectives: 1. Strive for accuracy and continued clean audits with no findings 2. Maintain high performer SEMAP status 3. Provide ongoing staff training in order to stay up to date with HUD changes including HOTMA and NSPIRE. 4. Provide annual fair housing training to staff 5. Evaluate policy procedures and PHA operations to ensure the agency is operating at its optimal level.</div></div>								
B.3	<div><div>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.</div><div>The Phelps County PHA continues to carry out its mission of assisting very low income families to obtain suitable affordable housing and to become more economically self-sufficient. Phelps County PHA provides, when fully leased, 802 individuals and families with rental assistance. Successful program design and implementation has resulted in efficient use of resources and effective collaborations among social service agencies. A number of strategies have been implemented including: providing competitive payment standards, increase landlord participation and seeking problem solving partnerships with residents, landlords, community and government leadership. Many strategies have been cost saving to the PHA and ensure positive leadership within the assisted housing program. The PHA received a clean audit in 2024 with no findings. The agency continues to take steps to maintain and improve the quality of assisted housing by creating a supportive environment for the PHA staff, program participants and landlords to discuss and</div></div>								

	<p>resolve issues of mutual concern. Through the ongoing work of the PHA inspectors, assisted units are regularly inspected and the necessary repairs are communicated to the landlords in order to maintain safe and suitable housing for program participants. Self-sufficiency of its program participants is encouraged through several programs administered by Phelps County PHA. The Family Self-Sufficiency program is available to all HCV participants and includes the opportunity to establish a savings account that escrows the increased earning capacity of families as they become more economically self-sufficient. Section 8 Homeownership is a homeownership program available for participants meeting the selection criteria. The PHA strives to improve customer relations, personally assisting residents in finding units, continue to resolve issues with residents and landlords, applied resources to effectively increase lease-up rate.</p>
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 Phelps County PHA recognizes the goals, objectives, policies, or programs that will enable the housing agency to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. PHA Policy: If a family requests permission to move with continued assistance or for an external transfer to another covered housing program operated by the PHA based on a claim that the move is necessary to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, the PHA will request that the resident request the emergency transfer using form HUD-5383, and the PHA will request documentation in accordance with section 16-IX.D of this plan. The PHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the family or family member will suffice. In such cases the PHA will document the waiver in the family's file. The PHA may choose to provide a voucher to facilitate an emergency transfer of the victim without first terminating the assistance of the perpetrator. Before granting an emergency transfer, the PHA will ensure the victim is eligible to receive continued assistance based on the citizenship or immigration status of the victim. PHA Goal No one should live in fear. It is not acceptable, not inevitable and the Phelps County Housing agency works with our tenants to educate and provide resources and to ensure they will not lose their housing assistance due to domestic violence. Emergency Resources for people of Domestic Violence, Stalking, Sexual Abuse, Stalking and Teen Dating Violence: Russell House Women & Kids Domestic Abuse shelter 573-202-4103 or 573-729-4774 Grace Harbor Youth Shelter 573-453-2000 24 Hour Abuse hotline 800-570-3703 Salvation Army for Food and Shelter 573-729-3196 Sexual Abuse hotline 888-570-3703 Turning Point Shelters Adults 888-873-7233 American Red Cross 573-635-1132 Vision House 573-332-0416 Maries County Emergency Shelter for battered women and children 573-202-4103 Family Self Help Center Lafayette House (providing domestic violence assistance to women) 417-782-1772 Turning Point Advocacy (Domestic and Sexual Abuse Support) 888-873-7233 Grace's Place (emergency shelter for Children and Youth) 636-432-1313 Esther's House (victims of domestic violence, sexual assault & human trafficking) 573-646-3293 Crisis Nursery 314-768-3201 Domestic Violence Hotline 800-779-7233 Family Violence Council (providing support, education and shelter for victims of domestic abuse, sexual violence, stalking and teen dating violence) 573-358-3913</p>
C.	Other Document and/or Certification Requirements.
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>Phelps County Public Housing Agency considers a "substantial deviation" or a "significant amendment or modification" as a discretionary change in the plan or the policy of the housing agency that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. This would include admissions preferences. Discretionary or administrative amendments consistent with the Agency's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</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, <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? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</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> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: Consistent with federal law the PHA requires all applicants and participants are treated equally providing the same opportunity to access regardless of family characteristics and background.</p> </div>

Describe fair housing strategies and actions to achieve the goal

At each housing family briefing prior to participation on our program a fair housing presentation is provided to all adult household members. Topics which are covered include the following: Accommodation Assistance Animals, Language Assistance for meetings and paperwork, Accessible home modifications. Discrimination Race, Gender, Religion, Age, Disability, National Origin, Family Status Domestic Violence Men, Women, Children VAWA Sexual Harassment, Intimidation, Hate Crimes

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.

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