

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 09/30/2027

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: County Commissioners Charles County PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</p> <p>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 Plan is available at the Housing Authority Office at 8190 Port Tobacco Road, Port Tobacco, MD 20677 and online at https://www.charlescountymd.gov/services/health-and-human-services/housing-services/housing-choice-voucher-program.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <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						
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B.	Plan Elements. Required for all 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 Charles County Government is to provide citizens the highest quality service possible in a timely, efficient, and courteous manner. The Charles County Housing Authority, as a unit of local government, administers a variety of programs to ensure decent, safe, and sanitary housing for low-income households. The Housing Authority will work to increase available resources and affordable housing units in order to provide housing to all income levels.</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> <p>The Housing Authority will reopen its waiting list at least twice over the next five years, provided there is available funding, and plans to provide assistance to at least 200 new households under the Housing Choice Voucher Program. The Housing Authority will continue to utilize 100% of its Annual Budget Authority from HUD. The Housing Authority will issue a minimum of three Homeownership vouchers per year to eligible HCV households interested in purchasing their own home. The Housing Authority has recently implemented a support program to reduce the search times for those with a housing voucher and to reduce the number of expiring vouchers. The goal is to have all voucher holders find units and not lose their opportunity to utilize their vouchers. Within the first year, additional Housing Authority support resulted in rapid voucher utilization and the number of voucher extensions needed by participants decreased by 70% and the number leasing up within the first 60 days of their voucher issuance increased by 60%. Over the next five years, the Housing Authority plans to continue to provide additional supports with the goal of zero voucher expirations for those participants searching for units. The County will continue to support homeless programs by providing financial support and transitional housing facilities to local non-profits administering homeless services programs. All funding and resources for the homeless services programs are paid for with County general funds. The Housing Authority administers grant and low-interest loan programs for low-income homeowners needing housing repairs. The agency will continue to provide these programs to eligible homeowners and will complete at least one new home replacement under the programs each year and will help homeowners access at least \$100,000 in funding per year for home repairs.</p>														
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> <p>The Housing Authority exceeded the number of projected new households with 397 new families being enrolled on the program. (Three hundred new participants was the projected goal.) The Housing Authority is utilizing 100% HCV Budget Authority as projected in the previous 5-Year Plan after initially experiencing a drop due to COVID. Since the pandemic ended usage has rebounded. The Housing Authority reopened its waiting list as noted in</p>														

	<p>the previous plan. The waiting list was reopened three times within the last five years and is currently closed. The County has continued its support of local homeless programs by providing homes, shelter facilities, and funding to local non-profit homeless services providers from the County's general fund.</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 Housing Authority complies with VAWA in its policies and objectives. Landlords are required to comply with VAWA under the Housing Assistance Payments contract and all applicants and tenants who are denied or have assistance terminated are advised of their rights under VAWA. All applicants and tenants are also provided the necessary forms in order to assert their rights under the law. When there is a domestic violence situation requiring a relocation, the Housing Authority immediately issues a new voucher to allow the participant to search for a new unit.</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. Significant amendments or modifications are changes in policy affecting the selection of applicants from the waiting list.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input checked="" 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> <p>Fair Housing Goal: Please see Fair Housing Goals under D.1 of Streamlined Annual PHA Plan</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>See Streamlined Annual PHA Plan.</p>

Form identification: MD024-County Commissioners Charles County form HUD-50075-5Y (Form ID - 2512)