Status: Created

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

PHA Name: COUNTY OF SOLANO HSG AUTH **PHA Code: CA131**
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 ☑ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

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.

How the public can access this PHA Plan: Copies of the Administrative, 5-Year, Annual and Move-To-Work Supplemental Plans are available for public review on the City of Vacaville website at www.cityofvacaville.gov and at the Department of Housing Services Housing and Community Services Department, 40 Eldridge Avenue, Suite 2, Vacaville CA 95688.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements. Required for all PHAs completing this form.

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.

The mission of the Solano County Housing Authority (SCHA) is to serve our community's housing needs using all resources available. The SCHA is committed to assisting Dixon, Rio Vista and the unincorporated areas of Solano County's very low- and low-income residents to obtain safe, decent, and affordable housing and strives to provide affordable housing opportunities through creative partnerships with public and private collaborators. The SCHA is also committed to providing participants the opportunities to achieve self-sufficiency through the Family Self-Sufficiency Program. All services provided by the SCHA are delivered in a helpful, professional and efficient manner.

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.

See Attached Goals and Objectives

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.

See Attached Progress Report.

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.
	The SCHA has developed policies and procedures to implement the requirements of VAWA. **1. The SCHA will not terminate assistance to a family that moves out of an assisted unit in violation of the lease, with or without prior notification to the SCHA, if the move occurred 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 and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the unit.** **2. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking may not be construed either as a serious or repeated lease violation by the victim or as good cause to terminate the assistance of the victim.** **3. Criminal activity directly related to domestic violence, dating violence, sexual assault or stalking may not be construed as cause for terminating the assistance of a tenant if a member of the tenant's household, a guest, or another person under the tenant's control is the one engaging in the criminal activity and the tenant or affiliated individual or other individual is the actual or threatened victim of the domestic violence, dating violence, or stalking.** **4. The SCHA has the authority to terminate assistance to any tenant or lawful occupant who engages in criminal acts of physical violence against family members or others without terminating assistance to, or otherwise penalizing, the victim of the violence. The SCHA will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program.** **5. The SCHA will include information about VAWA in all notices of denial of assistance.** **6. The SCHA will provide all participants with information about VAWA at the time of admission and at annual reexamination.** **7. The SCHA will include information about VAWA in notices of termination of assistance.** **8. The SCHA has developed an emergency transfer plan in accordance with HUD requirements.**
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. **The SCHA did not have a significant amendment or modification to the 5-year Plan that was not required due to changes in regulatory requirements.**
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☑ (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 **The RAB did not have comments to the 5-Year Plan.**
C.3	**Certification by State or Local Officials.** 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.
C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements. **Elements of the plan were not challenged**
D.	**Affirmatively Furthering Fair Housing (AFFH).**
	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.) **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.**
D.1	**Fair Housing Goal: See attached Fair Housing Goal**

Describe fair housing strategies and actions to achieve the goal

See Attached Description of strategies and actions to achieve the Fair Housing Goals

Form identification: CA131-COUNTY OF SOLANO HSG AUTH form HUD-50075-5Y (Form ID - 2451)

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B2 – GOALS AND OBJECTIVES

Goal 1 - Expand and increase the supply of assisted housing choices:

- Apply for additional rental vouchers when available.
- Review payment standards/rents annually and adjust as necessary to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- Conduct 1-2 Landlord Workshops to recruit new landlords and educate current landlords, including training in Fair Housing.
- Increase Landlord Liaison outreach activities such as one-on-one meetings with property managers and owners.

Goal 2-Improve the quality of assisted housing and customer service:

- Revise procedures to improve Housing Quality Standard and Quality Control Inspections and participant file accuracy.
- Provide monthly trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Revise procedures as appropriate to improve customer service such as implementing online software tools and services.
- Conduct QC inspections to ensure compliance with HUD standards, verify accuracy of initial inspections and maintain consistency in housing quality standards

Goal 3-Provide an improved living environment:

- Operate the HCV programs in collaboration with other City Departments, Affordable Housing Developers and Neighborhood Centers whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Maintain and provide resource list of Americans with Disabilities accessible units.
- Promote and encourage families to move to higher income areas that offer increased opportunities and services, including, providing citywide Apartment and Realtor Listings at the initial Housing Choice Voucher Briefing and to participants requesting to move.
- Conduct quality control review of case files with failed Housing Quality Standard (HQS) inspections to ensure at least 98% of HQS deficiencies are corrected timely.

Goal 4-Promote self-sufficiency and asset development of assisted households:

- Provide the opportunity to participate in the Family Self-Sufficiency Program and not limit the number of families eligible to participate.
- Provide a Self-Help Center that includes various resource information and computer access for job search, applications and resume preparation.

- Work with Independent Living Resources to increase the availability of services for families with elderly or disabled family members and strengthen partnerships with the North Bay Housing Coalition and other organizations providing services to persons with disabilities.

Goal 5-Ensure equal opportunity and affirmatively further fair housing:

- Inform participants of their right to housing free from discrimination and assist with the Fair Housing complaint process, if needed.
- Promote Fair Housing during Fair Housing Month in April and/or other times during the year.
- Assist households who have disabled household members find suitable housing upon request and provide a list of accessible units to disabled household members every time a Housing Choice Voucher is issued.
- Take affirmative steps to communicate with people who need services or information in a language other than English and continue to review the U.S. Census Bureau's American Fact Finder for languages that require translation of vital documents.
- Continue to provide translation of vital documents in Spanish.
- Provide training to staff on any changes to Fair Housing laws so that procedures ensure equal access to assisted housing to all persons

B.3 Progress Report Attachment

Goal 1: Expand and increase the supply of assisted housing choices:

FY 2020-2021

- Landlord Liaison continued to conduct outreach to maintain current landlords and successfully recruit new ones.
- Increased payment standards for 1,2 and 3 bedrooms to help families obtain affordable housing in more desirable areas
- Continued to administer the Section 8 Homeownership Program

FY 2021-2022

- Increased payment standards for 0, 1, 2, 3, 4 5 and 6 bedroom units to help families obtain affordable housing in areas outside of poverty concentration.
- Continued to administer the Section 8 Homeownership Program.
- Received an additional 15 Veterans Affairs Supportive Housing Vouchers
- Received an additional 75 Mainstream Vouchers
- Landlord Liaison continued to conduct outreach to maintain current landlords and successfully recruit new ones.

FY 2022-2023

- Added 6 Project Based Vouchers to the Program
- Reviewed and increased payment standards/rents for 0, 1,2,3,4,5 and 6 bedroom units to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- Continued to administer the Section 8 Homeownership Program that was implemented in 2003.
- Received 6 Fair Share Regular Housing Choice Vouchers
- Received an additional 20 VASH Vouchers
- Landlord Liaison continued to conduct outreach to maintain current landlords and successfully recruit new ones.

FY 2023-2024

- Reviewed rents and increased payment standards for 1 bedroom units to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- Continued to administer the Section 8 Homeownership Program that was implemented in 2003.
- Landlord Liaison continued to conduct outreach to maintain current landlords and successfully recruit new ones.

FY 2024-2025

- Reviewed rents and increased payment standards for 0, 2,3,4,5 and 6 bedroom units to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- Continued to administer the Section 8 Homeownership Program that was implemented in 2003 through October 2024.
- Landlord Liaison conducted 2 landlord workshops and continued to conduct outreach to maintain current landlords and successfully recruit new ones.
- Launched Landlord Incentive Program to include vacancy loss, damage claim and bonus incentives for new landlords

Goal 2: Improve the quality of assisted housing and customer service:

FY 2020-2021

- Reviewed current procedures and implemented improvements to the Housing Quality Standard and Quality Control inspections and participant file process
- Provided monthly trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures
- Streamlined administrative processes to the extent possible such as making forms easier to complete and placing forms and program information on the SCHA website

FY 2021-2022

- Continued reviewing and updating current procedures and implementing improvements to the Housing Quality Standard and Quality Control inspections and participant file process.
- Provided monthly trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Continued to streamline administrative processes to make forms easier to complete as well as posting forms and program information on the SCHA website.
- Implemented Triennial Re-certifications for participants where 90% or of their income is from a fixed source.

FY 2022-2023

- Continued reviewing and updating current procedures and implementing improvements to the participant file process.
- Provided on-going trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Continued to streamline administrative processes to make forms easier to complete as well as posting forms and program information on the SCHA website.
- Hired a Housing Services Administrator to oversee the Section 8 Program

FY 2023-2024

- Continued reviewing and updating current procedures and implementing improvements to the participant file process.
- Provided on-going trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Continued to streamline administrative processes to make forms easier to complete as well as posting forms and program information on the SCHA website.

FY 2024-2025

- Conducted a comprehensive update of the SCHA Administrative Plan to align with the format of the 2023 industry standard Model Administrative Plan.
- Continued reviewing and updating current procedures and implementing improvements to the participant file process.
- Provided on-going trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Re-Implemented the use of Assistance Connect, an online portal that provides landlords, applicants, and participants a way to provide information and documents to the SCHA.
- Continued to streamline administrative processes to make forms easier to complete as well as posting forms and program information on the SCHA website.
- Created an HQS workload so that all inspections are centralized/consolidated to one technician.
- Added a self-service kiosk in the lobby to assist clients with accessing information and completing necessary tasks more efficiently

Goal 3: Provide an improved living environment

FY 2020-2021

- Conducted outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities
- Promoted and encouraged families to move to higher income areas and to provide updated citywide apartment and realtor listings
- Conducted monthly quality control review of case files to make sure that 98% of HQS deficiencies are corrected timely.

FY 2021-2022

- Continued to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Continued to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.
- Continued conducting monthly quality control review of case files to make sure that 98% of HQS deficiencies are corrected timely.

FY 2022-2023

- Continued to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Continued to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.
- Continued conducting quality control review of case files to make sure that at least 98% of HQS deficiencies are corrected timely.

FY 2023-2024

- Continued to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Continued to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.

FY 2024-2025

- Continued to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Continued to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.

Goal 4: Promote self-sufficiency and asset development of assisted households:

FY 2020-2021

- Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families
- The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency
- Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons

FY 2021-2022

- Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.
- The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.
- Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons.

FY 2022-2023

- Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.
- The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.
- Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons
- Provided referrals to the Vacaville Housing Counseling Center which provides workshops and/or on-to-one training on wealth management, first-time homebuyer, and credit repair.
- Revised FSS Action Plan

FY 2023-2024

- Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.
- The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.
- Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons.
- Provided referrals to the Vacaville Housing Counseling Center which provides workshops and/or one-to-one training on wealth management, first-time homebuyer, and credit repair.

FY 2024-2024

- Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.
- The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.
- Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons.

Goal 5: Ensure equal opportunity and affirmatively further fair housing:

FY 2020-2021

- Informed participants of their Fair Housing rights and assisted with the Fair Housing complaint process upon request
- Conducted a Landlord Roundtable on Fair Housing.
- Assisted households with disabled household members find suitable housing and provided a listing of accessible units
- Used the translating and interpreting services of The Language People agency to communicate with non-English speakers
- Provided translation of vital documents in Spanish
- Continued training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.

FY 2021-2022

- Informed participants of their Fair Housing rights and assisted with the Fair Housing complaint process upon request.
- Conducted a Landlord Roundtable on Fair Housing.
- Assisted households with disabled household members find suitable housing and provided a listing of accessible units.
- Used the translating and interpreting services of The Language People agency to communicate with non-English speakers.
- Provided translation of vital documents in Spanish.
- Continued training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.

FY 2022-2023

- Informed participants of their Fair Housing rights and assisted with the Fair Housing complaint process upon request.
- Conducted a Landlord Roundtable on Fair Housing.
- Promoted Fair Housing during Fair Housing month.
- Assisted households with disabled household members find suitable housing and provided a listing of accessible units.
- Used the translating and interpreting services of The Language People agency to communicate with non-English speakers.
- Provided translation of vital documents in Spanish.
- Continued training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.

FY 2023-2024

- Informed participants of their Fair Housing rights and assisted with the Fair Housing complaint process upon request.
- Conducted a Landlord Roundtable on Fair Housing.
- Promoted Fair Housing during Fair Housing month.
- Assisted households with disabled household members find suitable housing and provided a listing of accessible units.
- Used the translating and interpreting services of The Language People agency to communicate with non-English speakers.
- Provided translation of vital documents in Spanish.
- Continued training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.

FY 2024-2025

- Informed participants of their Fair Housing rights and assisted with the Fair Housing complaint process upon request.
- Conducted a Landlord Roundtable on Fair Housing.
- Promoted Fair Housing during Fair Housing month.
- Assisted households with disabled household members find suitable housing and provided a listing of accessible units.
- Used the translating and interpreting services of The Language People agency to communicate with non-English speakers.
- Provided translation of vital documents in Spanish.
- Continued training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.

D.1 Goals Strategies and Actions
Affirmatively Further Fair Housing

- Continue to inform participants of their Fair Housing rights and assist with the Fair Housing complaint process upon request.
- Continue to promote Fair Housing during Fair Housing month.
- Continue to assist households with disabled household members find suitable housing and provide a listing of accessible units.
- Use the translating and interpreting services of The Language People agency to communicate with non-English speakers.
- Provide translation of vital documents in Spanish.
- Continue training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.
- Conduct at least one Landlord Workshop to recruit and educate landlords, including training in Fair Housing.

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan ***(All PHAs)***	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing OMB No. 2577-0226 **Expires 09/30/2027**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, James Bezek, the Executive Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA131 - COUNTY OF SOLANO HSG AUTH is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the State of California pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.
The Solano County Housing Authority Plan is consistent with both the 5-Year State of California Federal Consolidated Plan (FY 2025-2029) and Analysis of Impediments in the goals to increase the supply of affordable rental housing and promote integration in California.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: **James Bezek**	Title: **Executive Director**
Signature:	Date:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form identification: *CA131-COUNTY OF SOLANO HSG AUTH form HUD-50077-SL (Form ID - 3148) printed by Celinda Aguilar-Vasquez in HUD Secure Systems/Public Housing Portal at 02/13/2025 06:37PM EST*