

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
---	---	---

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: Lakewood Housing Authority PHA Code: CO049 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 public can access this PHA plan on the Metro West Housing Solutions' webpage at www.mwhs.org. Hard copies of the PHA Plan are also available at MWHS' front desk at their office located at 575 Union Blvd., Suite #100, Lakewood, CO 80228.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="162 1081 1534 1144"> <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						
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	<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>Metro West Housing Solutions (MWHS) mission is to be a leader in providing quality housing options and transformative opportunities for people and communities.</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>MWHS is guided by the following values: • Provide a diversity of housing options focusing on low to moderate income household • Achieve environmental excellence • Deliver a range of resident services • Maintain fiscal responsibility • Participate in collaborative opportunities MWHS has identified the following goals to serve the needs of the community over the next five years: • Invest in affordable housing • Expand affordable housing supply • Expand housing choices and services for residents • Keep residents stably housed • Elevate MWHS's reputation as a preferred employer See Attachment B.2 for more information on goals and objectives</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>Metro West Housing Solutions continues to fulfill its mission of providing quality affordable options for low to moderate income households in the Lakewood community. Thousands of residents benefit from the transformative opportunities MWHS provides via award-winning developments, innovative residents services team and High Performing HCV programs. Since the previous 5-Year Plan, MWHS has opened two new affordable housing developments, acquired an existing 49-units of affordable housing, and plans to break ground on another new affordable housing development later this year. See Attachment B.3 for additional updates on the agency's progress.</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>														

	See Attachment B.4 for information on VAWA Goals
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. See Attachment C.1 for information on Significant Amendment or Modification criteria
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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 See Attachment C.2 for RAB comments
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 <input type="checkbox"/> N <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	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. Fair Housing Goal: Continue to further fair housing within MWHS communities and agency <u>Describe fair housing strategies and actions to achieve the goal</u> To date, the PHA has not been required to submit an AFH to HUD. However, Metro West Housing Solutions is committed to furthering fair housing within its communities and agency. Specific strategies and actions include: furthering fair housing practices through ongoing education and training, expanding affordable housing supply, expanding housing choices and services for residents, strengthening and adapting communications and materials to ensure accessibility for residents of all languages and abilities.

Form identification: CO049-Lakewood Housing Authority form HUD-50075-5Y (Form ID - 731) printed by Amy DeKnicker in HUD Secure Systems/Public Housing Portal at 07/24/2024 03:26PM EST

Attachment B.2

MWHS 2025-2029 Strategic Plan

MWHS' goals and objectives are included in Plan Elements (B.2) in the PHA Plan. A Strategic Plan document will also be included in final submission to HUD.

Attachment B.3

MWHS 2023 Annual Report

MWHS has reported its progress in the Plan Elements (B.3) in the PHA Plan. The 2023 Annual Report will also be included in the final submission to HUD.

Attachment 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))

Metro West Housing Solutions (MWHS) will continue to provide information and referrals to its clients as well as enforce policies to prevent domestic violence, dating violence, sexual assault, and stalking or enhance victim safety in assisted families. There are nine separate domestic violence programs and agencies in the vicinity that offer services for victims. Below is a brief description of the domestic violence resources for children and adult victims of domestic violence:

Porchlight – A Family Justice Center:

Porchlight is a collaboration of over 70 partner agencies working together, many under one roof, to provide services for survivors of domestic violence, sexual assault, crimes against children, elder and at-risk individual abuse, and human trafficking in Jefferson and Gilpin Counties. Porchlight will provide an entryway into a network of services for victims of violence. Visitors to the center will have access to comprehensive legal, medical, law enforcement, emotional, and community support services to assist in their healing, all in one place.

Porchlight – A Family Justice Center
11100 W. 8th Avenue, Lakewood, CO 80215
303-271-6100
www.porchlightfjc.org

Family Tree Domestic Violence Services:

Serving adult and child victims of domestic violence, sexual assault, and stalking; families who have experienced break-up of their homes through divorce or separation; and children who have witnessed family violence and/or experienced abuse in their homes. All services are available in Spanish. Programs include:

- Women in Crisis – Domestic Violence Emergency Residential Services
- Parenting Time program
- Domestic Violence Outreach program
- Legal Advocacy program
- Domestic Violence Trainings and Workshops

Family Tree Domestic Violence Outreach program
3805 Marshall St. Wheat Ridge, CO 80033
303-463-6321
www.thefamilytree.org

Domestic Violence Initiative for Women with Disabilities:

Support services to crime victims with disabilities, assistance with additional services, and education about legal rights.

303-839-5510

www.dviforwomen.org

DOVE – Services for Abused Deaf Women and Children:

Provides support for victims in the Colorado Deaf Community.

303-831-7932

www.deafdove.org

Gateway Domestic Violence Services, (Arapahoe County):

Provides emergency shelter, a 24-hour crisis line, safety planning, support groups, court advocacy, and counseling.

303-343-1851

www.gateway2.org

Project Safeguard (Adams, Arapahoe, Broomfield, Denver Counties):

Works with victims of domestic violence who need assistance with the legal system (protective orders, divorce, custody)

303-637-7761 (Adams County)

303-799-3977 (Arapahoe County)

720-887-2179 (Broomfield County)

720-865-9159 (Denver County)

www.psghelps.org

Safehouse Denver (Denver County):

Provides emergency shelter, 24-hour crisis line, safety planning, advocacy, community resources, counseling, children’s programs and support groups. Offers LGBTQ+ services.

303-318-9989

www.safehouse-denver.org

Servicios De La Raza (VISTAS):

Provides culturally and linguistically responsive services (including legal and immigration advocacy) for English and Spanish-speaking victims of domestic violence, dating abuse, sexual assault, and stalking.

303-953-5930

www.serviciusdelaraza.org/vistas

The Crisis Center (Douglas County):

Provides emergency shelter, 24-hour crisis line, safety planning, advocacy, community resources, legal advocacy, therapy.

303-688-8484

www.thecrisiscenter.org

Additional Victim Assistance and Legal Resources:

Asian Pacific Development Center (Denver, Aurora, Westminster)

Assistance applying for financial services, emergency housing, victim compensation funds, crisis counseling, and legal advocacy.

303-393-0304

www.apdc.org

Colorado Legal Services:

Possible legal representation based on income.

303-837-1313

www.coloradolegalservices.org

The Center for Trauma and Resilience:

Responsive services to victims of crime (food, clothing, shelter, and financial aid) counseling and support groups.

303-894-8000

www.traumahealth.org

Jefferson County Crime Victim Compensation (Jefferson County):

Provides financial assistance to victims of crime.

303-271-6846

www.jeffco.us/district-attorney/victim-and-witness-assistance/

(See VAWA Protection Section 8 Administration Plan Section 17.1)

Attachment 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.

Criteria for Substantial Deviations and Significant Amendments:

PHA's are required to define and adopt their own standards of Substantial Deviation from the 5-Year Plan and Significant Amendment to the Annual Plan. The definition of Significant Amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review prior to implementation.

- A material change in the policies regarding the way tenant rents are calculated.
- A material change in the admissions policies regarding the selection of applicants from or organization of the wait list.
- A material change regarding demolition, disposition or designation, homeownership programs or conversion activities previously identified in the Agency Plan.

Attachment C.2

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)

Resident Advisory Board Comments:

- Three members commented that they really like living in MWHS community.
- Two members commented specifically on their appreciation for MWHS staff (property managers and maintenance technicians).
- One member thought that MWHS did a great job of addressing reported issues in an appropriate and timely manner. They also appreciated regular building upgrades and new security cameras.
- One member commented that they appreciated the efforts described in the PHA Plan to expand affordable housing for people in need.
- One member expressed the need for more visitor parking spaces. MWHS Staff explained the spaces are limited and that visitor parking continues to be located farther from building entrances due to the need to accommodate necessary resident requests. They will continue to seek solutions to the visitor parking situation, when possible. This same member asked about the amount of randomly selected unit inspections happening at the property. MWHS explained that the property received funding from multiple agencies and that each agency conducts audits and unit inspections as part of their compliance procedures. MWHS staff acknowledged the inconvenience but stated they had no control over the frequency or units selected for inspection during the audits.
- One member expressed concern over the number of unhoused people accessing the exterior of the building once MWHS office staff leaves for the day at 5 p.m. MWHS staff took note of his concerns and followed up with security company to increase patrol after business hours.