

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
 - (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
 - (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
 - (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
 - (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
 - (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.
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A. PHA Information.

PHA Name: Appleton Housing Authority_____ **PHA Code:** WI065

PHA Type: Standard PHA Troubled PHA

PHA Plan for Fiscal Year Beginning: 01/01/2023

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 211 Number of Housing Choice Vouchers (HCVs) 615 Total Combined Units/Vouchers 826

PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of PHA Plan Information:

The Appleton Housing Authority will have available a copy of the PHA Plan at the main administrative office of the AHA and on our website and will provide a copy to each Resident Council member upon request. Both facilities have reasonable accessibility.

AHA Main Office: 925 W. Northland Avenue, Appleton, WI 54911

Oneida Heights: 525 N. Oneida Street, Appleton, WI 54911

Website: www.appletonhousing.org

B. Revision of PHA Plan Elements.

1.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs
 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Operation and Management.

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy.

Asset Management.

Substantial Deviation.

Significant Amendment/Modification

- (b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Need and Strategy:

Housing Need

To effectively address housing affordability in Appleton and the surrounding community, we must understand our current housing need and why we are experiencing a housing crisis for the most vulnerable populations of which we serve. With that in mind, the Outagamie County, Development & Land Services prepared a comprehensive Fox Cities Regional Housing Strategy that incorporated a housing need assessment and gap analysis. This report includes our service area. With increasing inflation and skyrocketing rents, low-income renters continue to struggle in finding affordable housing. Therefore, affordable housing remains one of the highest priority needs identified in our community regarding low-income renters and first-time homebuyers according to our local City of Appleton 2020-2024 Consolidated Plan and the 2022 Fox Cities Regional Housing Report produced by Outagamie County.

The waiting list of the Housing Choice Voucher program remains high with 1400+ families, after our agency performed a recent purge. The high number demonstrates the housing cost burden of families and the need for continued housing assistance. The Public Housing waiting list is high, standing at over 700 applications in the category of 1-2 bedrooms. Although, family size seems to be trending downwards, most rents are skyrocketing, which impacts the size of a unit that a family can afford. When we look at affordable housing need, we also look at the quality of the home one can rent or afford on a limited income. Affordability also impacts the other housing dimensions of quality and neighborhood context. The poor physical conditions of the home can have a direct impact on the health of the family. An overcrowded situation causes an unhealthy environment. A lower income neighborhood where crime may be higher has a direct negative impact on family members.

Strategy

Our vision is to create a stronger and more vibrant community through increased affordable housing options for residents at various income levels and family sizes.

This vision will be achieved through the following program initiatives/goals set out in our PHA Plan as follows:

Housing Choice Voucher Program

Implement HCV Landlord Incentives and Resources

Medium Term Goal-12 months or less

The Appleton Housing Authority is committed to providing resources to help housing providers better understand how to work with Housing Choice Vouchers. Attracting new landlords to participate in the Housing Authority's rental assistance program has continued to be a priority. At the end of 2021, we were able to lease up to 98% of voucher holders. However, the housing environment has greatly changed. Therefore, we intend to create a new landlord incentive program that will provide education and possible benefits to landlords/local homeless agencies/local government/local developers interested in participating in the Housing Choice Voucher or Project Based Voucher programs.

The AHA will first conduct a written survey to area landlords and hold informational hearing sessions to assess the needs of landlords in creating an incentive program. Potential landlord incentives could include a damage fund for units that are excessively damaged beyond normal wear & tear. Another optional incentive is to provide a sign-on bonus to landlords that accept a voucher holder. These one-time bonus payments can be created for first time landlords or a welcome back bonus for those landlords that rent to voucher holders after a 12-month absence. A referral bonus will also be considered. A landlord engagement policy will be developed based upon the surveys/listening sessions and passed by board resolution.

Additional owner resources will include the creation of an owner orientation provided either in-person or virtual. Staff will create a HVC training program for on-site presentations. A landlord portal will be made available for landlords to access their housing assistance payment records, landlord information, forms, and other documents. Landlords can set up direct deposit for all HAP payments. Landlords will also be able to list their properties for rent, advertising for free.

In providing these landlord incentive options and HCV core of information, we hope to attain a higher percentage of voucher holders achieving permanent housing. The AHA understands that the Housing Choice Voucher program is fundamentally successful on a national level. It is the number one program that

allows families to choose where they want to live while creating affordable housing in the private market through the provision of rental assistance. Between the staggering rents and seemingly anti-voucher movement, we plan to create an aggressive campaign to help families in our community secure stable housing.

Implement HVC Participant Incentives and Resources

Medium Term Goal-12 months or less

The Appleton Housing Authority is committed to providing resources to help housing voucher participants/holders find and lease up affordable, quality apartment/homes. Adequate payment standards are needed to enable voucher holders to afford stable housing in a wide range of neighborhoods, but they aren't enough on their own. State and local policymakers should take other steps too, such as prohibiting landlords from discriminating against voucher holders. The AHA will continue providing counseling and other support to help families with their search.

In 2022, HUD published a notice clarifying that voucher agencies can use their administrative funding to help voucher holders pay for application fees and possible incentive payments to landlords who rent to voucher holders — both steps that could make vouchers significantly easier to use. The AHA will assist in the navigation of rentals by providing a current but comprehensive list of all available rentals within Outagamie County.

This list shall include landlords that accept section 8 and other private subsidized units. After 30 days, the AHA will send a notice to all voucher holders to come in to attend a lease-up help event. This event training shall provide the HCV holders with additional tips on securing housing. The AHA may create a security deposit assistance /application rental fees incentive program to help clients lease-up. Extended search times may be a viable option for some applicants to obtain sufficient information regarding their housing choice to make an informed decision.

Utilize Higher Payment Standards

Short Term Goal-6 months or less and ongoing

HUD has announced an important policy change to better adjust subsidy caps-known as Fair Market Rents (FMR) that are used in the HCV Program. Therefore, HUD has increased the 2023 Fair Market Rents for all bedroom units in Outagamie County by 10%. Agencies generally must set their payment standards between 90

and 110 percent of the FMR. To maximize these benefits, the AHA should promptly and effectively implement this change so subsidies better reflect the actual cost of housing in our communities. This step shall be performed by board resolution seeking up to 110% of FMR for subsidy assistance. For one-bedrooms, the AHA may request HUD to approve 120% across the board. The quality and affordability of housing should now expand into a wider range of neighborhoods for all lower income households.

Currently, we work with approximately 350 landlords. The AHA provides all applicants/participants a list of all available housing in the Fox Cities so housing opportunity is enhanced and includes units outside of lower income neighborhoods for de-concentration. AHA will work to maintain HCV/Section 8 lease up rates by establishing payment standards that are beneficial to families in the City, by effectively screening applicants to increase owner acceptance of the program and by marketing the Section 8 program to owners, particularly those outside areas of minority and poverty concentration.

The AHA expanded our voucher program to include all families/individuals living within Outagamie County since OCHA does not operate a housing voucher program. This was done in partnership with the Outagamie County Housing Authority. In doing so, we significantly opened more housing opportunities for all families. “Housing choice” are the key words that allows families to choose where they want to live. Better schools, closer to jobs, families, healthcare facilities, transportation, better neighborhoods are the same reasons you and I choose where we want to live.

Expand Project Based Vouchers

Long term goal-12 months +

Expand efforts to increase the number new or rehabilitated developments that will enter a HAP Contract for Project Based Vouchers. The AHA had several PBV’s expire, and therefore desire to expand the PBV Program in maintaining an inclusive community where all incomes may live. The AHA will create an RFP requesting interest from developments with existing units, new construction, and LIHTC projects.

Deconcentration Across Neighborhoods

12 months long term goal-ongoing

It is AHA's policy to make its best efforts to provide for deconcentrating poverty and encourage income mixing by bringing higher income families into lower

income developments and lower income families into higher income developments. Toward this end, AHA will skip families on the waiting list to reach other families with a lower or higher income. AHA will accomplish this in a uniform and non-discriminating manner. AHA will affirmatively market its housing to all eligible income groups.

The AHA will analyze the income levels of families residing in each of the developments subject to deconcentrating and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentrating incentives to implement.

Detailed language regarding deconcentrating and policies that govern eligibility, selection, and admissions for both the low rent and Section 8 programs can be found in the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan. Both documents are available upon request at all administrative offices and housing development locations and on our website.

The Appleton Housing Authority has created several affordable housing units in non-poverty areas serving lower income residents. These families may be closer to school, transportation, and childcare. Families living in higher income areas are known to thrive and move up. The AHA began to do this forward strategic thinking starting in 2008.

Conversion of Public Housing to Project-Based Assistance

12 months long term-ongoing

AHA intends to apply for RAD for the 159 combined ACC units at Oneida Heights and Oneida Heights Annex. All new and renovated units will become project-based vouchers under RAD with LIHTC. The RAD conversion will require a LIHTC application. We hope to build both senior designated units and family housing. This is a rather complex disposition of units requiring the creation of units on another site to accommodate the renovation of this ten-story high rise.

Therefore, two major projects will take center stage. Land is of the most important as the City of Appleton has little acreage available where it is feasible for the AHA to development a sizable property. Having seniors and non-senior disabled residents, there will be a delicate relocation effort provided by the AHA. The AHA may desire to partner with the City of Appleton and/or Outagamie County in the provision of applying for ARPA Funds for the development of new construction. We may utilize our non-profit Neighborhood Housing, Inc. to be the co-developer of the planned new construction and the managing member.

Additionally, AHA will further explore RAD transfer of assistance for the ACC units under our scattered sites public housing units in the upcoming year. AHA is not under any voluntary compliance agreement, order or decree, or judicial or administrative ruling or decision. These units may be purchased and managed by the non-profit Neighborhood Housing, Inc. AHA certifies that the RAD application and conversion process will comply with all applicable site selection and neighborhood review standards, and that we will follow all appropriate procedures. We note it is vitally important to preserve existing units of affordable housing for low to moderate income tenants.

Designated Housing for Elderly and/or Disabled Families

12 months long term-ongoing

AHA intends to seek development and/or property acquisition opportunities to establish housing communities for senior citizens. AHA is exploring opportunities to purchase pre-existing units to expand its senior living inventory in addition to partnering with local affordable housing developers such as Bear Realty, Inc. for the development of senior or/and non-senior disabled/family housing.

Repositioning Public Housing & Expand Efforts for Existing Housing

Under the public housing program, the Authority is maintaining its stock through the capital fund program for long term viability. Older public housing stock has been replaced with new construction and universal design/barrier free to accommodate the special needs population. We will continue to seek new funds and/or partnerships to create affordable housing opportunities for our community through RAD conversion, PBV and LIHTC. We will work closely with HUD and our HUD Consultant to determine the right repositioning of our public housing units. The Authority will hire one or more developer/consultants to oversee this major transition.

Apply for Various Development and Supportive Services Grants

Short and long term goal-12 months-ongoing

1. Apply for Affordable Housing Program grants to support financing of new construction and rehabilitation of development projects.
2. Apply as applicant or co-applicant for State Low Income Housing Tax Credit funds.
3. Apply for Housing Trust Fund grants as needed.

4. Apply for Family Self Sufficiency Grants through the Department of Housing & Urban Development.
5. Apply for TBRA Funds through the State of Wisconsin for the provision of homelessness.
6. Secure Capital Funding through HUD.
7. Seek donations to support housing & sufficiency programs.
8. Seek CDBG for public housing physical improvements and/or first-time homebuyer activities.
9. Seek Federal Home Loan Funds and partner with a local bank association.
10. Apply for ARPA Funds when available through the City of Appleton and Outagamie County.

Substantial Deviation/Significant Amendment/Modification

AHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a) Would create a mission, goal or objective from the existing goals, objectives and would require formal approval of the Board of Commissioners.
- b) A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- c) Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.
- e) Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual

Operations and Management

Short- & long-term goal-12 months

The AHA will continue to enhance operational effectiveness and efficiency in the delivery of technology services.

- All new Housing Choice Vouchers will become digital files beginning in 2023.
- Call Max will continue to be utilized for the dissemination of announcements to public housing residents.
- All landlords have direct deposit for HAP payments by the end of 2023.
- Landlords will have electronic signature for all HAP/Lease documents.

- All tenants have auto rent pull by the end of 2023.
- AHA Payroll becomes third party digital system with direct deposit.
- AHA A/R & A/P digital third-party system.
- All Homebuyer activity is through electronic signature.
- Remote virtual briefings will be utilized when necessary.
- FSS Workshops have used virtual format that allows a broader attendance.
- Fillable forms/applications will be created for our website.
- The public will always have the option for individual service available.

Community Service and Self Sufficiency Program

Long term goal-12 months

AHA will continue to offer the Family Self-Sufficiency (FSS) Program to both public housing and housing choice voucher families. The Resident Opportunities and Self-Sufficiency (ROSS) Program will be offered to all public housing families. The action plan for the FSS Program is being revised to comply with HUD's new rule for FSS that went into effect on June 16, 2022. The plan must be approved by HUD before it can be implemented.

HUD requires that the action plan be approved and implemented no later than November 2022. AHA has more than 23 years' experience in building innovative and award-winning partnerships with other housing and supportive service agencies. AHA's approach to community and supportive services programming has produced positive results for many residents. AHA's programming has received recognition from a wide variety of organizations in recent years.

We conduct an annual public held event to honor the FSS graduates and include a motivational speaker for inspiration. We partner with several resource organizations in the community that participate on our PCC Committee for enhanced efforts towards sufficiency. Two main partnerships include the Fox Valley Tech School and CAP Services. We plan to expand on these partnerships to enhance the opportunities to more families.

AHA has a current Public Housing Family Self Sufficiency program (FSS) to serve public housing households and Housing Choice Voucher households under a best practice approach. The FSS Case Manager works with these participants to review the program goals and requirements, sign the participation contract, and develop and implement their individual plans.

Support Affordable Housing Legislative

Short Term and Long-Term goal—Ongoing

Support federal and state legislation that will increase the amount of funding available for the preservation and construction of affordable housing and result in an increase in the amount of affordable housing units developed on an annual basis. For example, two potential statewide legislative changes recently supported are the allocation of funding for the State Housing Trust fund and the creation of a State Low Income Housing Tax Credit Program.

Education Campaign

Short Term goal— 6 months or less

Develop marketing and educational materials that can be shared community-wide to tell our housing story and communicate housing need. These materials can be used to provide annual training and presentations to committees, commissions and other community stakeholders that are involved in decisions related to affordable housing development. Marketing materials can help communicate need, establish a common language, debunk current myths about affordable housing and explain the benefits of utilizing a form-based code to create gentle density and a variety of development forms. Create an annual report celebrating the AHA's 55 years of helping families.

Housing & Healthcare

AHA currently has a health resource clinic located in our senior public housing development. The University of Wisconsin-Oshkosh School of Nursing may sometimes come to visit the residents. Services at the clinics are available to residents under the ROSS Service Coordination program. Numerous residents take advantage of this service which connects them to resources. This enables them to continue aging in place. We also will encourage a partnership with Mosaic Health for the benefits of our residents.

Safety and Crime Prevention – no change

Pet Policy-no change

Asset Management –no change

New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Mixed Finance Development

The AHA will apply for the development of a mixed finance property through RAD, LIHTC and PBV in 2023.

Units Requiring Modernization

From time to time, the AHA must remove a unit off-line to address more extensive repair/modernization. AHA may in 2023 utilize this option for up to seven units with HUD approval under 24 CFR 990.145(a)(1).

2. Civil Rights Certification

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

ATTACHED

3. Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

- NO AUDIT FINDING IN FY 2021

(b) If yes, please describe:

4. Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Meeting Goals

Status of Previous Goals and Objectives

Strategically position the Housing Authority's assets to maximize available resources to sustain AHA operations, which include administration, management, homeownership, development, and community/supportive services, and provide affordable housing and services for AHA's residents. Activities include preliminary demolition/disposition consultations, development proposals, requests for project-based assistance, leveraging resources (properties, Capital Fund, Reserves, and Project-Based Vouchers) for financing, and applications for grants.

Maintain High Performer SEMAP & PHAS score

The Section 8 Management Assessment Program (SEMAP) and the Public Housing Assessment Score (PHAS) enables HUD to identify housing authority capabilities and deficiencies related to the administration of the program. Grading is based on numerous indicators for both programs. Due to the COVID-19 pandemic, HUD waived SEMAP ratings for the Fiscal Year ending 2021 and carried the Housing Authority's High Performer score forward. A high performer score indicates that the PHA is effectively utilizing the Section 8 program to provide decent, safe, and affordable housing and qualifies the PHA to apply for additional vouchers as they become available.

The Appleton Housing Authority is on track to meeting its goals and objectives of the past five years through various methods of implementing affordable housing programs. We created a non-profit arm of the AHA to assist in fund-raising efforts to support various programs, which has continued to utilize funding to assist individuals under the FSS Program. We successfully implemented our Capital Fund Program sustaining public housing through completing major capital projects which includes a new roof for Oneida Heights Highrise, and repaired emergency Façade work in 2022. We revamped our board reports and various policies to strengthen our internal controls, transparency & procedures. We have zero audit findings year after year. We obtained a 98% lease up rate for the Voucher program and 97% under the Public Housing Program, maximizing our public tax dollars. On an on-going basis the Appleton Housing Authority continues to strive

for excellence and best practice in providing quality, safe, and affordable housing options.

The AHA has continued its successful partnerships with supportive service agencies through the Continuum of Care and Tenant Based Rental Assistance (TBRA) Program. These partnerships assist some of the hardest to serve clients, including persons with disabilities, homeless families, veterans, senior citizens, and victims of domestic violence. On average, the AHA assists approximately 1,000 households each month through its various rental assistance programs. We continue to work closely with the VA and housing homeless veterans. We were approved for the continuation of the Capital Fund, FSS and ROSS Grants. TBRA, HOME, HCRI Grants through the state of Wisconsin. CDBG through the City of Appleton.

Other 2023 Strategic Goals:

Senior Meal Nutrition Program

Long term- 12 months

For all residents living at Oneida Heights (159) the Outagamie County Department on Aging hosts a noon meal site in the community room that serves a hot lunch Monday through Friday. Nutrition and social interaction improve the quality of life for these residents. Threats of Covid and the variant is hard on the residents. The county has recently started back up with two sessions allowing residents to be spaced and safe. The social interaction and healthy lunch are sometimes all a resident may have. The AHA will continue a positive relationship with the Outagamie County Department of Aging for this partnership and the cultivation of other programming.

Public Housing Grievance Procedures

Long term-12 months

AHA's Grievance Procedure is provided to assure that any Housing Authority resident has the opportunity for a hearing if that resident disputes within a reasonable time any AHA action or failure to act which involves that resident's lease with the AHA or any AHA regulations which adversely affect that individual resident's rights, duties, welfare, or status. The policy document is available upon request at all administrative offices and housing development locations. The Housing Choice Voucher and Public Housing Program gives participant families an opportunity for an informal hearing to consider whether decisions relating to the

individual circumstances of a participant/applicant family are in accordance with the law, HUD regulations, and AHA policies. The informal hearing is detailed in the Admin Plan. The AHA utilizes a trained third-party hearing officer as an independent individual to ensure the participant/applicant's rights are being met.

VAWA

Long Term goal-ongoing

The Appleton Housing Authority fully complies with the Violence Against Women Act (VAWA). The provisions of VAWA are incorporated into our Public Housing ACOP and Section 8 Administrative Plan. These provisions were approved by the board of commissioners through resolution. The AHA works closely with local domestic abuse shelters to enhance the safety of residents/participants we serve. The VAWA is incorporated into our briefings to families. In the last year, the Authority has not knowingly denied housing to any victim of domestic violence. The AHA will continue to fully support the Violence Against Women's Reauthorization Act as outlined in our Admin Plan for the HCV program and the ACOP for Public Housing. In addition, we will adhere to HUD's most recent final rule and regulations under VAWA, including the new Notice of Occupancy Rights and the creation of responding forms. We will enforce the importance of providing housing protections and rights to victims of domestic violence, dating violence, sexual assault, and stalking. By increasing opportunities for all individuals to live in safe housing, avoid the risk of homelessness and further HUD's mission of utilizing housing to improve quality of life.

Ongoing Other Agency Goals

Continue partnerships and MOU's with local community based organizations (CAP Services, FISC, etc) to provide services for first time home buyers, public housing residents and tenant based rental assistance participants, subject to funding and eligibility.

Continue to participate in and have more staff involved in the Fox Cities Housing Coalition Continuum of Care.

Increase awareness of AHA resources among families of race and ethnicities with disproportionate need.

Continue the work of the Veterans Administrative Supportive Housing (VASH) Vouchers and apply for additional vouchers when available for homeless veterans and all populations.

Apply for funding under the Family Unification Program NOFA and Mainstream Voucher NOFA when available.

Apply for program/supportive service funding under the Department of Health & Human Services on behalf of the elderly/disabled clients at Oneida Heights, Riverwalk Place and families.

Make application and work as the lead agency for the Tenant Based Rental Assistance Program (serving disabled homeless population) as administered by the State of Wisconsin, Division of Housing.

The Authority will apply for all housing funded programs through the State of Wisconsin and/or a Federal Government NOFA if it will benefit the low-income community of Appleton/Outagamie County.

Apply for ROSS Service Coordinator funding under the Multifamily program for the benefit of Riverwalk Place residents.

Streamline processes to increase efficiency, such as implementing mandatory electronic funds transfer for HAP payments, collection of rent and automated inspection systems.

The Authority will continue our partnerships & MOU's with the OCHA & Kaukauna Housing Authorities in providing rental assistance, housing opportunities and homebuyer assistance for Outagamie County residents. The Appleton Housing Authority has entered into an agreement with the Outagamie County Housing Authority and the Kaukauna Housing Authority to operate our Affordable Home Ownership and the Housing Choice Voucher programs within their PHA jurisdiction expanding housing options for our lower income families.

Will seek a sponsor(s) for ongoing financial support for the Bi-Annual Health Fair for Oneida Heights and Riverwalk Place.

Strive to maintain "High Performer" status under the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP).

It is the goal of the Appleton Housing Authority to maintain the safety of the residents living at Oneida Heights and therefore, the AHA will utilize its Capital Fund Program to enhance the security of the building.

The AHA will submit funding applications to HUD/State of Wisconsin/Private Funders/City of Appleton/Outagamie County and the Federal Home Loan Bank to further support affordable housing development.

Home Buyer Program

The Appleton Housing Authority has successfully implemented a First Time Home Buyer Program since 1993. (celebrating 29 years) More than 586 low-income families have become successful homeowners through the Housing Authority's program since conception. This program is geared towards low- and moderate-income families. The program uses HOME/HCRI dollars from the State of Wisconsin, CDBG Funds from the City of Appleton, and at times, Federal Home Loan Grant dollars.

Incidentally, we do receive donations to help fund the program as well. These funds provide down-payment and rehabilitation assistance to the families. It is our goal to continue to apply for these grants and research new grants to continue to provide these anti-poverty services to the members of our community. The AHA will strive to continue operating this program in Outagamie and Calumet Counties providing adequate funding to assist recipients in this volatile housing market.

In 2023, we anticipate the expansion in the number of clients through the revision of program guidelines that are more in line with local and national trends. The Housing Authority will continue to partner with local participating lenders who have agreed to minimize closing costs, some waiving PMI charges, and consider liberal debt and loan-to-value ratios.

Research becoming a HUD Certified Counseling Agency and continue our MOU for the administration of the Calumet County Homebuyer Program. We will revise our local First Time Home Buyer guideline to include leveraging a higher down payment and accepting other secure mortgage loans (other than a 30-year fixed rate) and a higher debt ratio to assist families in the endeavor of owning a home.

We will continue our long-term partnership with Secura Insurance, for their employer assisted down payment program.

Section 3 Obligations

The Appleton Housing Authority will continue to incorporate Section 3 activities in its existing Procurement Policy, Capital Fund Projects, Independent Audit Services and Public Housing and Homeownership Programs. The current Procurement Policy contains requirements for awarding contracts to Small Disadvantaged Businesses and Minority and Women Business Enterprises (M/WBE). As such the Appleton Housing Authority solicits bids/proposals from documented firms falling under the above categories.

Furthermore, our agency will:

1. Implement procedures to notify Section 3 residents and business concerns about training, employment and contractors working on section 3 covered projects of their responsibilities.
2. Incorporate the Section 3 clause into all covered solicitation and contracts.
3. When required, the AHA will facilitate the training and employment of Section 3 residents and the award of contracts to Section 3 business owners.
4. If contractors are in violation of Section 3, the AHA will not enter a contract with that business.
5. The AHA will document actions taken to comply with Section 3 and will submit timely Section 3 Annual Summary Reports HUD-Form 60002 in accordance with 24 CFR Part 135.90

In addition, the Appleton Housing Authority currently utilizes low-income public housing residents by linking them to available on-the-job training through either the Appleton Housing and/or through its contractors and will make every effort to encourage this practice of fully hiring public housing residents and other Section 3 persons possible. The AHA employs 3 low-income residents part-time.

Affirmatively Further Fair Housing Statement

The Appleton Housing Authority affirmatively furthers Fair Housing, in the administration of its programs, by complying fully with all Federal, State and local nondiscrimination laws and administering programs, in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and by marketing its program to members of protected classes who are “least likely to apply”. The Authority shall not discriminate against any applicant, participant, or landlord because of race, color, national or ethnic origin or ancestry, religion, sex, age, familial status, marital status, parental status, sexual orientation, military status, or disability.

This is a fundamental policy of the AHA, as it is committed to due diligence, in assuring equal housing opportunities and non-discrimination in all aspects of its housing activities. AHA has embraced an ethical, as well as the legal imperative, to aggressively ensure that AHA's housing programs comply fully with all local, state and federal fair housing laws including, the Fair Housing Act of 1968, as amended (Fair Housing Act) Ensure equal opportunity and affirmatively further fair housing. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

The Appleton Housing Authority works cooperatively with the local Fair Housing Council and as such will employ Fair Housing Training for all staff on an as needed basis over the five-year plan. In addition, the Authority allows for the insertion of Fair Housing material from the Council to landlords participating under the Housing Choice Voucher program. Please see attached statement.

5. Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

Narrative: Many of the questions revolved around the disposition of Oneida Heights, which we were not able to answer. The residents were clearly upset about homeless individuals coming into the building, sleeping in hallways, assaulting tenants and the residents feeling helpless. The AHA is considering a part time security guard to curtail the situation if it continues. Safety is a high priority for the residents.

6. 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. ATTACHED

7. Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

The AHA is not a troubled PHA.

C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

(b) If yes, please describe:

Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

1. Please see HUD Form 50075.2 as approved by HUD September 2022 under our 5-year PHA Plan .

