

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

A.	PHA Information.
A.1	<p> PHA Name: Appleton Housing Authority _____ PHA Code: WI065 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: 01/01/2026 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) 641 Total Combined 852 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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 of 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 main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p>

PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The Appleton Housing Authority will have available a copy of the PHA Plan at the main administrative office of the AHA, on our website, Oneida Heights, 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

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
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?

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.

Homeownership Programs.

Safety and Crime Prevention.

Pet Policy.

- Substantial Deviation.
- Significant Amendment/Modification

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

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Executive Summary

The public housing agency (PHA) plan is a comprehensive guide to agency policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: a Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and an Annual Plan, which is submitted to HUD every year. The purpose of the Appleton Housing Authority 5-Year PHA Plan and Annual PHA Plan are to provide a strategic planning framework for AHA management operations and capital planning. AHA's top five primary interests over the next five years are:

1. To expand our successful Housing Choice Voucher (HCV or Section 8) program by utilizing project-based vouchers, leasing FYI vouchers.
2. To continue to advance its low-income housing portfolio into a more sustainable model such as RAD/Section 18.
3. To continue to improve the efficiency and efficacy of its internal operations.
4. To create a landlord consortium or advisory committee.
5. To create a portal where participants in the tenant-based assistance program, landlords, residents, and other members of the public, can locate AHA's basic policies, rules, and requirements concerning AHA's operations, programs, and services on our website.

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, Outagamie County, Development & Land Services prepared a comprehensive Fox Cities Regional Housing Strategy that incorporated a housing need assessment and gap analysis.

This report discusses our full-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 2025-2030 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. The high number demonstrates the housing cost burden of families and the need for continued housing assistance programs. Less families are going off the program, which means less families can be assisted. The overall HAP payment has increased due to the inflated economy.

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. This can result in overcrowding housing.

When we review affordable housing needs, we also look at the quality of the home one can rent or afford on a limited income. Affordability also impacts on the other housing dimensions of quality and neighborhood context. The poor physical condition 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, and no local opportunity 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

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 2025, we were able to lease up to 98% of voucher holders. This percentage endorses the fact, landlords are accepting of this subsidy program.

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 maintain 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.

Landlord Advisory Committee (LAC)

The **Landlord Advisory Committee (LAC)** serves as a partnership forum between the Appleton Housing Authority (AHA) and local property owners and managers. The purpose of the committee is to strengthen communication, enhance collaboration, and improve the overall experience of landlords who participate in AHA's rental assistance programs—particularly the Housing Choice Voucher (Section 8) Program.

The committee will provide valuable feedback, shares ideas, and advise us on policies and procedures that support both landlords and tenants in achieving successful and sustainable housing outcomes. Goals and objectives are as follows:

1. Build Stronger Partnerships – open communication and mutual understanding between AHA and participating landlords.
2. Address Barriers – Identify challenges landlords face when working with the voucher program and collaborate on practical solutions.
3. Improve Program Operations – Provide feedback to enhance efficiency in inspections, payments, and communication.
4. Promote Participation – Help AHA attract and retain quality landlords in the program.
5. Enhance the Rental Experience – Encourage best practices in landlord-tenant relationships and housing quality.
6. Support Community Goals – Strengthen Appleton's affordable housing network by increasing stability and opportunity for residents.

Implement HVC Participant Incentives and Resources

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.

We will strengthen our participant briefing/orientation process to include more direct services to clients to foster a successful outcome with leasing a unit. We will try to collaborate with other community providers in improving access to supportive services for tenants with vouchers. Older adults with disabilities, people with disabilities, or people who have experienced extended housing instability, might need additional services such as intensive case management, housing navigation, or physical and behavioral health services to maintain stable housing and improve their health.

Payment Standards

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 2026 Fair Market Rents for all bedroom units in Outagamie County. Agencies generally set their payment standards for between 90 and 110 percent of the FMR. In 2026, the FMR increase is standard.

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 a board resolution seeking between 95% to 100% and up to 110% of FMR for subsidy assistance in certain circumstances. 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 300 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. We want to convey that the housing choice voucher program's potential in enabling families to move and live in higher income neighborhoods.

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 allow families to choose where they want to live. Better schools, closer jobs, families, healthcare facilities, transportation, better neighborhoods are the same reasons you and I choose where we want to live.

The purpose of the Housing Authority of the Appleton Housing Authority's 5-Year PHA Plan and Annual PHA Plan are to provide a strategic planning framework for AHA management operations and capital planning with: local accountability, and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program, and other members of the public, may locate AHA's basic policies, rules, and requirements concerning AHA's operations, programs, and services.

AHA's five primary interests over the next five years are: to expand its successful Housing Choice Voucher (HCV or Section 8) program, to continue to advance its low-income housing portfolio into a more sustainable model, and to continue to improve the efficiency and efficacy of its internal operations.

The last two being the creation of a new website with features that are conducive for applicants, participants, residents, landlords and vendors of the AHA to have access to a portal of information and the development of a landlord advisory group.

AHA continues to run a high performing HCV program. AHA's focus for the program over the next five years is to continue to make more, higher-quality opportunities available to Appleton's housing-impaired families.

This will include AHA's continued use of Project-Based Housing Choice Vouchers (PBVs). Over the next five years, AHA will encourage more construction of affordable housing projects by private developers and its instrumentalities. AHA will also focus on the future of its low-income public housing (LIPH) program. AHA recognizes the long-term risks of the current program's trajectory and hopes to make changes so that the program or its progeny can offer improved housing, more efficiently. To that end, AHA will carry on pursuing the conversion of its LIPH housing to a different funding model and vigorously improve its management of the remaining housing stock in the current program.

In 2018, AHA submitted its LIPH portfolio for RAD conversion. Some of those conversions started in 2019 and more will follow over the next five years. AHA also has submitted several Section 18 disposition applications intended to shift housing stock to more sustainable funding models and will continue to do so over the next five years. Repositioning AHA's LIPH housing stock and seizing better opportunities for sustainable subsidized housing fits AHA's mission.

Over the next five years, AHA will also focus on maintaining its Public Housing Assessment System (PHAS) score of a high performer.

Project Based-Vouchers lower many of the barriers for people by creating dedicated units for families with lower incomes. Project Based Vouchers are also more attractive to owners than tenant-based vouchers because they provide more stable income for the landlord, vacancy loss payments and sometimes higher rents.

The AHA will create more affordable and mixed income housing by attaching project-based vouchers to newly constructed or rehabilitated units as well as existing units. This will also guarantee a future source of stable income for the development. Most developers welcome the opportunity for PBV's and WHEDA gives tax credit applications a higher score for adding PBVs.

Expand efforts to increase the number of new or rehabilitated developments that will enter a HAP Contract for Project Based Vouchers. The AHA had several PBV's expired, 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.

Additionally, AHA with the assistance of its consultant company, Baker Tilly, 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.

Implement Foster Youth Voucher Program

After applying for a few years, the Appleton Housing Authority was awarded 25 Foster Youth (TPV) Vouchers in 2023. This program will help the homeless and at risk of homeless youth that have aged out of foster care or the child welfare system. The program will not only provide rental assistance for the youth but connect them to resources that provide lasting self-sufficiency.

Partners include Outagamie County Health & Human Services, Bay Area Workforce Development, Heads-Up Fox Cities, the Fox Valley Technical College and the local CoC.

The AHA will work to increase our partnerships to maximize resources. We will hold meetings on a regular basis. Engaging youth to thrive will be our overall initiative as we develop a successful program locally.

In 2026, we will continue to partner with “Heads Up” to provide comprehensive case management to our foster youth. We have purchased nine (9) affordable housing units for our foster youth and others needing the stability of affordable housing through our non-profit Neighborhood Housing, Inc. We will continue to purchase additional duplex homes for the provision of adding to the supply of affordable housing.

Apply for Various Development and Supportive Services Grants

1. Apply for Affordable Housing Program grants to support financing of new construction and rehabilitation of development projects.

2. Apply to WHEDA as applicant or co-applicant for Low Income Housing Tax Credit funds. (AHA or our non-profit NHI, inc.)
3. Apply for Housing Trust Fund grants as needed.
4. Apply for Family Self Sufficiency Grants through the Department of Housing & Urban Development.
5. Seek another agency to apply for TBRA Funds through the State of Wisconsin for the provision of homeless programs.
6. Secure Capital Funding through HUD.
7. Seek donations to support housing & sufficiency programs under NHI.
8. Seek CDBG for public housing physical improvements, affordable housing under NHI, 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/or Outagamie County for the preservation of housing and potential new development.

Operations and Management

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

- Housing Choice Vouchers will transition to digital files beginning in 2025.
- Call Max will continue to be utilized for the dissemination of announcements to public housing residents and add RWP & GVT.
- All landlords have direct deposit for HAP payments by the end of 2025.
- Landlords will have electronic signature for all HAP/Lease documents.
- All tenants have auto rent pull by the end of 2026.
- 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 a virtual format that allows 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

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. Pursuant to the FSS Final Rule and New 24 CFR Part 984 the Appleton Housing Authority revised the FSS Action Plan in accordance with HUD's regulatory

changes for the program. The Plan was approved by the Board of Commissioners and HUD prior to the deadline.

AHA has more than 25 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 event to honor FSS graduates. We partner with several resource organizations in the community that participate in our Program Coordinating Committee (PCC) for enhanced efforts towards sufficiency. Some partnerships include the Fox Valley Technical School, Habitat for Humanity, CAP Services, UW-Extension, Parent Connection, LEAVEN, FISC, Advocap and WWBIC. We plan to increase our partnerships to expand on more opportunities for our 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. Goal setting, mentoring, and obtaining financial literacy is the cornerstone of helping families become self-reliant and free of all subsidies.

Support Affordable Housing Legislative

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.

Section 103: Public Housing Income Limit (HOTMA)

Public Housing Income Limitation: Continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the "over-income" provision. **Over Income Limit –** The over income limit is established by multiplying the very low-income limit by a factor of 2.4.

Non-Public Housing Over Income Family: A family whose income exceeds the over income limit for 24 consecutive months.

Alternate Non-Public Housing Rent: Appleton Housing will adopt the Section 8 Fair Market Rent as the Public Housing Alternate Rent. **Notification to Over-Income**

Families – If a family is over-income at a regular recertification of income, Appleton Housing will notify the family that they are over-income and exceeding income limits for 24 consecutive months will result in a six-month phase to termination of the lease. The family shall be entitled to a hearing if the dispute the over-income determination.

A second recertification will be conducted at 12 months and if the family continues to be over income, the family will be notified that if they continue to be over-income for an additional 12 months (24 consecutive months) they will be subject to a six-month extension and then termination. The family may request an interim recertification at any time during the 24-month period and if the recertification results in a decrease in income so that they no longer are over-income they will remain an eligible Public Housing Family.

Education Campaign

Develop new ways to engage diverse populations. Promote and create policies that foster inclusive growth and opportunity. Develop marketing and educational materials that can be shared community-wide to tell our housing story and communicate housing needs. 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 play a vital role in conveying our goals, building a shared understanding, addressing misconceptions around affordable housing, and illustrating the advantages of using form-based codes to encourage gentle density and diverse development styles.

We'll also create an annual report calendar celebrating AHA's 58 years of supporting families. Additionally, we plan to revamp our website, produce a client success documentary, and create an AHA branding video in collaboration with a local consulting firm.

Housing & Healthcare

We will recognize the role of public spaces in fostering connections and supporting mental health. 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 will seek and encourage a partnership with Mosaic Health for the benefit of our residents.

Safety and Crime Prevention – We will review and perhaps add additional crime prevention activities such as security cameras.

Pet Policy-no change

Asset Management –no change

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.
- d) Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.

Significant Amendment to the PHA Plan:

Public Housing Income Limit Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families. After a family’s income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family’s tenancy within 6 months of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Mart Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations

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

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

Mixed Finance Modernization or Development

The AHA will apply for the development of mixed finance property through RAD, LIHTC, Section 18 Blend and PBV in 2026 and 2027. The AHA will apply for senior and family housing LIHTC under mixed finance. The AHA will utilize Baker Tilly as a consultant for the development of affordable housing through LIHTC either at 4%, 9% or historic tax credits as available for the financial feasibility of these projects.

These activities will include the renovation of Oneida Heights, the Annex and other scattered site public housing units in our management. We will further focus on the development of a 60-unit building by acquiring a vacant lot suitable for the expansion of a affordable housing project. Increase AHA’s internal capacity to be our own developer with the assistance of a third-party project overseer. The AHA may seek additional opportunities to develop affordable housing units through its non-profit NHI.

In accordance with AHA’s administrative plan, AHA will award project-based vouchers to support its affordable development activities, specifically AHA will award up to 10 project-based vouchers to its senior development and an additional up to 12 project-based vouchers to other off-site developments by others. The AHA may utilize the new senior development as replacement housing for Oneida Heights to the extent financially feasible.

AHA will accomplish these mixed finance/development activities itself or in partnership with other nonprofit and/or for-profit developers as appropriate to develop strategies and increase the number of affordable units in AHA’s portfolio.

The AHA may elect to explore all opportunities under its non-profit affiliate Neighborhood Housing, Inc., in the development of affordable housing.

AHA will focus on poverty de-concentration by seeking to develop mixed income housing in community areas with desirable amenities.

The AHA will seek funding and donations from private, faith based, corporate and individual philanthropic organizations for the continued development of affordable housing and case management such as the FYI program.

B.2 Units Requiring Modernization
 From time to time, the AHA must remove a unit off-line to address more extensive repair/modernization. AHA may in 2026 utilize this option for up to ten units with HUD approval under 24 CFR 990.145(a)(1).

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 or PBRA and LIHTC.

We will work closely with our HUD representatives and our appointed 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.

In 2026, we will look closely at GAP financing to move forward with the renovation of Oneida Heights and the development of new affordable housing units.

Designated Housing for Elderly and/or Disabled Families
 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 consultant, Baker Tilly, for the development of senior or/and non-senior disabled/family housing.

B.3

Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year 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 meet 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. In 2024 and 2025, we continued to utilize capital funds and provided exterior siding and roofing to ten public housing units.

We revamped our board reports and various policies to strengthen our internal controls, transparency & procedures. We have had zero audit findings for the past twenty four years under the current leadership. 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. We consistently meet that goal.

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 people with disabilities, homeless youth, homeless families, veterans, senior citizens, and victims of domestic violence. On average, 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. We were awarded several new housing vouchers that we partnered with twenty other agencies for special use. We were awarded 25 Foster Youth Vouchers.

Ongoing Other Agency Goals:

Changes For Public Housing and Housing Choice Voucher Program

Appleton Housing will amend the Public Housing Admissions and Occupancy Policy and the Housing Choice Voucher Administrative Plan to adopt all provisions of the Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) effective January 1, 2025.

Senior Meal Nutrition Program

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. 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.

Assisted Housing Grievance Procedures

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

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. VAWA is incorporated into our briefings to families. In the last year, the Authority has not knowingly denied housing to any victims 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, avoiding the risk of homelessness and further HUD's mission of utilizing housing to improve quality of life.

Continuing partnerships and MOUs with local community-based organizations (CAP Services, Heads-Up, City of Appleton Health Department, 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 and have additional 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.

Seek another 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 when available.

Continue to utilize the assistance of interns for educational experience.

Streamline processes to increase efficiency, such as implementing mandatory electronic funds transfer for HAP payments, collection of rent and automated inspection systems. We will be utilizing new software in 2026 that will be more efficient with added cyber security.

The Authority will continue our partnerships & MOUs 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 choice 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 along with working with Appleton Police Department to provide tenant/staff training.

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.

Training/Experience

The AHA will continue the educational “housing industry” training of employees and board commissioners. We recognize the success of our staff/commissioners is in part from the benefit of training to further understand the complexities of our programs and the vast regulations in a constantly changing environment, that govern over us. We cross train staff, promote from within, and cultivate a team environment. We promote work/life integration by creating a positive work environment and experience for all employees.

We celebrate the many individuals who have been here for over twenty years, many at twelve/ten, eight/five years, respectfully. Two staff members have returned after an employment stint elsewhere. It is, therefore, important to have staff/commissioners invested in the long term.

Our management team is highly skilled, and our staff has extensive experience, both of which are essential in securing development funding through WHEDA and attracting investor interest. Consistence in leadership, especially during the development phase, is crucial; developers value stability and prefer that the executive director role remains constant. We are committed to implementing best practices as we move forward.

Commissioner/staff training is highly valued and the AHA responds to those needs by recommending various training through cross training, State of Wisconsin, Wisconsin Association of Housing Authorities, Nan McKay, Fair Housing, REAC, NAHRO, the National Housing Law Project, Wisconsin Women Affordable Housing Network and PHADA.

Annual Independent Audits

Our annual agency independent financial audits are being found finding free year after year. Our Tax Credit properties are 100% compliant with annual evaluations by WHEDA, the State of Wisconsin, TheoPro, in addition to random physical inspections and file reviews by investors; CREA and US Bank.

Home Buyer Program

The Appleton Housing Authority has successfully implemented a First Time Home Buyer Program since 1993. (celebrating 32 years) More than 700 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. Occasionally, we receive grant funds from local banks.

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 2026, 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 to become 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.

Other Developments

The AHA developed Riverwalk Place, a 70 unit all senior building under the multifamily housing program in 2012. We are the managing member during the 15 year of tax credit. We will continue to be compliant with Section 8 subsidy, Home, and tax credit requirements. The AHA developed Grandview Townhomes, a 40 unit (1, 2 and 3 bedrooms) mixed income tax credit property with project-based vouchers, dedicated homeless units, veteran housing units, and market rate units. We will continue to comply with all programming requirements on an annual basis.

In 2026/2027 the AHA will seek to re-apply for Tax Credits for the Riverwalk Place property utilizing Baker Tilly as the transition consultant.

B.4. Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

Please see HUD Form 50075.2 as submitted under our 5-year Action Plan .

B.5 Most Recent Fiscal Year Audit.

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

Y N
 Finding Free 2024

(b) If yes, please describe:

C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>AHA Narrative: Many of the questions revolved around the disposition of Oneida Heights. Safety is a high priority for the residents.</p> <p>The AHA will apply for Emergency Safety and Security Grants as may be available.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. The form has been provided to the City of Appleton for signature by the mayor that our plan is consistent with their consolidated plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p>

	<p style="text-align: center;">Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</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>Affirmatively Further Fair Housing Statement</p> <p>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.</p> <p>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.</p>

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 provide 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.

Fair Housing Goal:

	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>

**Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs**

- A. **PHA Information.** All PHAs must complete this section. (24 CFR §903.4)
 - A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))
 - PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b)).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The

application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13(c), 24 CFR §903.19)

C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours 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.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.