

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Dane County Housing Authority</u> PHA Code: <u>WI214</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The DCHA 5-Year PHA Plan may be obtained at the offices of the Dane County Housing Authority, which are located at 6000 Gisholt Drive, Suite 203, Monona, WI 53713 or at DCHA’s website, which can be found at: www.dcha.net.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The Dane County Housing Authority (DCHA)’s mission is to promote safe, decent and affordable housing for those who participate in our programs, as well as to support efforts to expand the supply of affordable housing in Dane County.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <ol style="list-style-type: none"> 1. Support efforts to expand the supply of affordable housing in Dane County <ul style="list-style-type: none"> • Seek to expand DCHA’s HCV program through additional vouchers/funding • Partner with housing developers to help create more units via AHP sponsorship or tax-exempt bond issuance • Partner with Dane County on Affordable Housing Development Fund and other potential housing funding mechanisms to create affordable housing products 2. Promote self-sufficiency and economic opportunity <ul style="list-style-type: none"> • Expand Family Self Sufficiency program 3. Improve the quality of housing owned by DCHA 4. Continue to implement best practices for asset management of DCHA portfolio, including a review of DCHA’s portfolio for alignment with mission and feasibility 5. Evaluate the conversion of Public Housing to tenant-based assistance or a RAD/tenant- based assistance model and potentially exit the Public Housing program 6. Strengthen DCHA Operations <ul style="list-style-type: none"> • Review and update policies and procedures • Maintain reliable vendor relationships for corporate services such as Information Technology and Human Resources • Continue to expand and strengthen Board Committees • Continue to Improve Public Housing and Agency Financials

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Expand Voucher Program**Mainstream and Emergency Housing Vouchers**

DCHA has been awarded a total of 153 Mainstream Vouchers in three separate funding increments. An initial award of 60 vouchers, for which the increment began on 1/1/2020, an additional 18 voucher award, for which the increment began on 10/1/2020, and a third increment of 75 vouchers, for which the increment began on 4/1/2021. These vouchers, which are intended to serve households containing a non-elderly adult family member with a disability, are currently being issued to households on DCHA's waiting list who meet this baseline qualification as well as preferences chosen by DCHA in our original NOFA response. The preferences include households who are currently homeless, institutionalized, or in danger of institutionalization. The two initial awards have been leased since 2022, and leasing of the third and final increment was paused to facilitate leasing of Emergency Housing Vouchers. We are currently actively leasing the remaining Mainstream Vouchers, and we are using extraordinary administration fees from HUD to help provide assistance with leasing.

DCHA was awarded 45 Emergency Housing Vouchers (EHV) in a funding increment that began on 7/1/2021, and the agency entered into a Memorandum of Understanding (MOU) with the Community Development Authority of the City of Madison (CDA) and the Homeless Services Consortium of Dane County (HSC) to govern our EHV program in Dane County. The eligible populations for these vouchers are individuals or families that are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking, or recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. Eligible households were referred to DCHA and the CDA by the HSC. The MOU indicates that DCHA's 45 vouchers were targeted toward families. Leasing of these vouchers occurred primarily during 2022. We have a substantial number of billable incoming ports in this increment of vouchers and have been absorbing those vouchers as slots become available. Reissuance of these vouchers to new participants when households leave the program is not permitted.

The Madison CDA and DCHA reached an agreement that DCHA's Mainstream and Emergency Housing Voucher holders may lease anywhere in Dane County without needing to port to the Madison CDA. This allows target populations for these vouchers to take advantage of more extensive social service and transportation linkages the City of Madison provides.

We have added a landlord information section to our website and will continue to work to expand communication and marketing to landlords for our entire HCV program.

Other Development Partnerships**Affordable Housing Program (AHP) Grants – Federal Home Loan Bank of Chicago (FHLBC)**

In 2020, DCHA entered into two transactions with for-profit developers to sponsor AHP grant applications to the Federal Home Loan Bank of Chicago in order to facilitate more housing development in Dane County. The first property is Westgate Senior Apartments, which is an 83-unit senior development located in Madison, developed by JT Klein. The second property is known as The Waterford, which is a 49-unit senior development located in McFarland, WI, developed by Northpointe Development. Both of these properties have been completed and leased.

In 2022, DCHA entered into another transaction with Northpointe Development sponsoring an AHP grant application for Broadway-Monona, LLC, a 75-unit development located at 1208 E. Broadway in Monona, WI. DCHA has an ownership interest in this development, which is under construction and expected to be completed in the fall of 2024.

In 2024, DCHA entered into MOU'S with Northpoint Development to sponsor AHP grants for two more potential developments: a 60-unit affordable development located at 1050 N. Edge Trail in Verona and an 80-unit development located at 709 Northport Drive in Madison. It is not known if these developments will be successful at obtaining the AHP grant and/or other financial resources needed to move ahead with construction.

Tax Exempt Bond Issuance

DCHA issued tax-exempt bonds for two developments in Q4 2021 to facilitate the development of new affordable housing in Dane County. These developments are both part of JT Klein, Inc's Westgate Mall redevelopment on the west side of the City of Madison. The developments include the Oak Park at University Park I project that is mentioned above (81-unit senior LIHTC development) and University Park Commons, which is a 68-unit LIHTC development. Both buildings are now complete.

DCHA also issued tax-exempt bonds in Q4 2022 to facilitate the development of an affordable housing development at 402 Wilson Street in the City of Madison. This 54-unit LIHTC property is being developed by Bear Development, LLC, and this transaction closes in November of 2022. The property is now in lease-up.

DCHA did not issue any tax-exempt bonds to facilitate affordable housing development in 2023 or 2024, but the agency is open to potentially working with developers in future years to help with the creation of more housing within Dane County. The issuance fees earned from these tax-exempt bond transactions have also helped stabilize the financials of the organization.

Partnership with Dane County on Affordable Housing Development Fund

In 2015, DCHA executed an MOU with Dane County in which DCHA would be the lender of record for a new loan fund to facilitate the development of affordable housing that the County planned to create. A revised MOU was approved by the County Board in 2021, which will provide \$10,000 to DCHA for its work closing and monitoring each loan, starting with projects funded from the 2022 County funding round.

These loans are structured as soft, subordinate loans in larger affordable housing developments that are typically using LIHTC's. Four loans closed into this fund prior to 2020, and two new loans closed into the fund during 2020. In total, as of July 2024, approximately 25 loans have closed into the fund, reflecting the additional resources that have been committed by Dane County.

DCHA is involved in closing and funding these loans, as well as in ongoing monitoring along with Dane County. A change in accounting treatment beginning with DCHA's 2019 audit reflects these loans on the PHA's balance sheet.

Self-Sufficiency and Economic Opportunity Programs

In 2020 DCHA brought the staffing for our shared FSS program with the Madison CDA (HCV clients from both agencies) in-house with a full time FSS Coordinator joining the DCHA staff for the first time. Previously, this work had been contracted to a third party, the Community Action Coalition for South Central Wisconsin (CAC). One of the primary reasons for making the decision to bring this staff into DCHA was the high amount of turnover experienced in the position when it was housed at CAC, which resulted in inconsistent case management for our FSS participants and did not maximize the effectiveness of the program. Participation had hovered near 25 people, near the minimum necessary to qualify for the FSS Grant. Our current FSS Coordinator joined DCHA in December 2021, and she has been focused on increasing participation in the program.

Since bringing the position in-house in 2020, DCHA has jointly drafted and updated our FSS Action Plan in collaboration with the Madison CDA and beginning in 2023 our grant also covered residents at Bayview Apartments, a project-based Section 8 development located in the City of Madison. We have updated and expanded membership in our Program Coordinating Committee to provide more community connections and participant resources. We have also increased overall participation in the program to approximately 30 to 35 participants between DCHA and the Madison CDA, with additional growth planned.

Addressing Deferred Maintenance in DCHA Portfolio

In order to best serve our residents, DCHA is committed to evaluating the physical condition of our portfolio and reinvesting in the real estate to create and maintain quality housing. In 2020 through 2021, we were hampered from truly assessing all capital needs due to COVID-19 limitations on physical inspections of individual units, and we have also experienced challenges with obtaining competitive bids, as contractors and materials have been scarce at times once projects are identified. However, the following progress was made:

1. Public Housing – In 2020 a new roof and elevator were installed in 14-unit building in Stoughton, we funded numerous A/C replacements in duplex units in Stoughton and Sun Prairie as well as furnace repairs and replacements in Monona and Mazomanie, and removal of dead trees in Monona. In 2021, a new roof was installed on one of the Sun Prairie duplexes, a water heater was replaced, and extensive remodeling was performed in a unit that had damage from a burst pipe in February 2021. In 2022 and 2023, we renovated a duplex that was offline for modernization and that is now fully occupied again. We have also completed paving projects at Mazomanie and Stoughton, as well as new interior flooring and common area painting at the 10 and 14-unit buildings in these locations. Ongoing replacement of appliances, water heaters, water softeners, furnaces and air conditioning unit are occurring. New roofs were installed at the Mazomanie site in 2024 and new siding is planned for several buildings in Stoughton this year as well. Planning and prioritizing additional improvements is ongoing.
2. School Street Apartments – replacement of deteriorated wooden walkways, replacement of flooring in units to improve condition and marketability is ongoing as apartments turnover, removal of three dead trees in 2021, as well as repairs to damaged garages and garage doors, replacement of a water heaters (two serve each of the 24-unit buildings), and new mulch in the playground area. In 2022, the development was refinanced to provide \$225,000 of equity that we are using address needed repairs; to date, we have replaced the roof on one of the 24-unit buildings and replaced deteriorated wood siding panels on both buildings. 2023 work has included installing additional insulation in both buildings, replacing two additional water heaters, and repairing and re-stripping the parking lot. Current projects in 2024 have included replacing exterior doors.
3. Bird Street Property – Replacement of the building's water heater, roof, soffit, fascia, gutters and water heater were completed in 2021. In addition, a unit that was uninhabitable due to water damage was renovated and brought back online in Q4 2021. A refinance intended to provide funds for additional rehab has been used to install insulation and replace the exterior doors at this property. We have done some work to improve the interior common hallways.
4. Lothe Street Property - A refinance intended to provide funds for additional rehab has been completed. Repaving the parking lot was completed in 2023 and replacement of deteriorated concrete stoops and patios is underway in 2024. These two projects will likely use all proceeds from the refinance. We have also renovated the kitchens of two of the twelve units and will continue to upgrade units as we experience turnover and as funds allow.
5. Belleville Senior Housing – A successful application for a roof replacement grant from WHEDA's Foundation covered roughly half the cost of a new roof at this property that was completed in 2021. A refinance of the property in the fall of 2020 allowed us to pull \$100,000 of cash out and invest that in the property's replacement reserve, which was used to cover the remaining roof replacement costs as well as replacement of the building's boiler and the retaining walls that lead to the entrance of the underground parking structure. We also received a \$50,000 grant from WHEDA's foundation in 2022 to upgrade to more energy efficient lighting and convert the bathrooms in 10 units from tub to walk-in showers improving accessibility. A future project targeted here is repaving the drives and private streets that serve this larger senior housing neighborhood working on updating the documents that govern the property's share of the costs.
6. Valley View Apartments – In 2022 a deteriorated retaining wall was replaced at this 16-unit senior Section 8 property. In addition, remodeling of 1st floor common areas and replacement of the roof were completed in 2023.
7. Riverview Apartments – Dead tree removal has been completed at this 16-unit property in Black Earth, and in 2023 the doors and windows were replaced, the security/intercom system has been repaired/replaced, flooring has been replaced in the common areas and these areas have also been painted, and a water softener has been installed for the entire building. Additional 2023 improvements included adding insulation, landscaping work and upgrades to the exterior lighting.
8. Mount Horeb Apartments – In 2022, we completed a refinance pulling \$100,000 in equity to fund needed repairs, which to date have included new roofs on these two 8-unit buildings, replacement of a retaining wall, sidewalk and concrete replacement, repaving of the asphalt parking lot, a new boiler in one building, and new flooring in common area hallways as well as common area painting.

9. St. Albert the Great Apartments – This 4-unit property in Sun Prairie is financed under the same loan as Mount Horeb Apartments. Pending improvements include new windows and patio doors.
10. Mazomanie Downtown Apartments – The roof was replaced on this historic building located in downtown Mazomanie in 2022. The roof contains four sections and this repair totaled approximately \$100,000. Work to repair deteriorated stairs was completed in 2023 and replacement of the doors in the commercial area of the building is underway in 2024. Additional masonry work on the exterior doors of the commercial space is also planned for this property.
11. Sawmill Road Group Home – Repairs made to accessible bathroom with roll-in shower. Damage from leaks in the tile floor in bathroom lead to extensive damage to floor joints and beams beneath the tile and required extensive repairs. This work was completed in Q1 2021. In addition, repairs to the garage door opener and tuckpointing of exterior brick walls have also been completed in 2021 and additional siding repairs were made in 2022.
12. Entire DCHA portfolio – Successful application for tree evaluation funded by WI DNR. The evaluation of DCHA’s trees has been completed and final reports have been prepared. DCHA has begun removal of dead trees at several properties (School Street Apartments, Riverview Apartments, DCHA public housing) using other funds.

Asset Management

In 2020, DCHA began improving asset management practices and oversight of its owned real estate portfolio. The following initiatives have been ongoing from 2020 through 2024.

1. Better recordkeeping – a SharePoint site has been established with a master folder for each owned development
2. Better tracking of insurance costs – insurance had not been included as an operating cost on a project level prior to 2021
3. Assessment of physical condition of properties and development of strategies to address and fund deferred maintenance. Several properties have been refinanced and funds have been pulled out of debt proceeds to pay for capital improvements
4. Pursuit of outside grants to facilitate property improvements, (successful applications include WHEDA Foundation grants to help with roof replacement, lighting improvements more accessible bathrooms at Belleville Senior, WI DNR grant for portfolio-wide tree evaluation)
5. Created a real estate owned schedule that will be updated no less than annually to measure project performance
6. Consider selling assets that are not fully aligned with DCHA’s mission (market rate housing)

Complete the Demolition and Disposition and Conversion of Public Housing to Tenant-Based Assistance –

On April 16,2020, HUD’s Special Application Center (SAC) approved DCHA’s application to dispose of 25 buildings containing 40 dwelling units and 5.8 acres of underlying land. This units that were approved for disposition are located in three communities (Monona, Stoughton, and Sun Prairie), and HUD SAC concurred that disposition of the unit was in the best interests of the PHA due to the challenges of maintaining and managing these scattered site units as public housing. DCHA submitted a formal request to SAC in September 2022 to withdraw the existing approved Phase I application, which was approved by SAC on September 22, 2022.

The original application was submitted in February of 2020, and a full analysis of the physical condition of the properties was not completed prior to applying, nor was the PH tenant base evaluated for impact of differences in rules and occupancy standards between PH and HCV. Furthermore, the difficulties posed by COVID-19 in being able to fully evaluate the housing stock and find contractors to obtain bids and make repairs has delayed our progress. Staffing shortages and turnover have also impacted DCHA and the third-property manager that manages the public housing during the pandemic and these staffing issues have also delayed our ability to move ahead more rapidly.

Improvements to the physical condition of the housing stock are underway; physical inspections of the public housing portfolio were conducted by an architect in July 2021 and DCHA has begun addressing issues noted in this Capital Needs Assessment. This physical analysis will help DCHA decide whether the sale of any units of public housing that are not likely to pass a Housing Quality Standards (HQS) inspection without a substantial capital outlay is in the authority’s best interest, or whether the Authority should look at a new RAD/Section 18 Blend option that was created since the initial application was approved in April 2020. This review will ensure that units that are taken through the repositioning process with HUD will be eligible for the project-based tenant protection vouchers and that DCHA will be able to commit to keeping the units affordable for the required 30-year affordability period.

Likewise, a review of the occupancy standards and tenant rents will confirm how the differences between the public housing and project-based voucher rules and regulations would impact our current residents, and this will be taken into account as we compare the Section 18 repositioning option with the Section 18/RAD blend as well.

We have also been awarded approximately \$2.5M in capital improvement grant funding from Dane County to invest in our public housing stock and have begun utilizing these funds.

Work to improve the condition and performance of our public housing is underway at DCHA, making repositioning a longer-term objective for the agency. These improvement efforts and evaluation of the best path forward for DCHA’s public housing will be ongoing during the coming years.

Strengthen DCHA Operations

Review and Update Policies and Procedures

Work to ensure that our policies and procedures are up to date and reflect current regulations and practices is ongoing at the DCHA. HUD has major policy changes underway that will affect our HCV (HOTMA and NSPIRE) and Public Housing (HOTMA) programs and ensuring that our policies and practices are current will be essential in 2025 and the following years.

Additional policy work will include planned updates to our Employee Handbook as well as reviews of our Accounting and Procurement policies.

	<p><u>Maintain Reliable Vendor Relationships for Corporate Services</u></p> <p>Ensure that DCHA has adequate third-party professional resources to meet its operational needs. These services include payroll processing, human resources, legal services, information technology supplemental fee accounting, etc.</p> <p><u>Continue to Expand and Strengthen Board Committees</u></p> <p>By statute, DCHA is limited to a 5-person Board of Commissioners. We have added non-Board members to both our Finance and Personnel Committees to bring additional support and expertise to the Agency. Continuing to recruit volunteers with experience that can help DCHA meet its mission and succeed will be beneficial to the governance of the Agency.</p> <p><u>Continue to Improve Public Housing and Agency Financials</u></p> <p>DCHA currently is labeled Financially Substandard, and we have submitted an Improvement Plan to HUD that outlines our plan for improvements. These improvements are centered around ensuring that our Public Housing occupancy and rent collection remain strong, deferred maintenance in our Public Housing is addressed and low maintenance materials are incorporated in repairs, the mission and feasibility of our market rate properties is reviewed, and financial oversight of agency incorporating HUD scoring metrics is monitored.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>DCHA follows VAWA protections and provisions, including notifying applicants and program participants of their rights under VAWA, as well as including VAWA language in DCHA’s Section 8 Housing Assistance Payment Contract and DCHA’s leases for Public Housing. DCHA’s HCV program offers a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who are seeking an emergency transfer under from the PHA’s public housing program or other covered housing program operated by the PHA. DCHA is also planning to add a description of VAWA to its website as part of a broader effort to provide more information and resources to our residents and the larger community.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification to the 5-year plan would be required if DCHA sought to engage in activities that were outside of those outlined by the stated mission and goals of the organization or if changes proposed by the Authority were likely to impact a large number of program participants or applicants.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<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.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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 in part 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 PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

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