

08/15/2026

NOTICE OF PUBLIC HEARING & PUBLIC COMMENT

A Public Hearing regarding the Housing Authority of the City of La Crosse's PHA 2027 Annual Plan and the Five-Year 2027-2031 Capital Fund Program Plan is scheduled for Wednesday, October 14, 2026 at 1:00 p.m. at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.

The Public Hearing will be held for the following purpose:

Provide an opportunity for residents of the City of La Crosse, including LHA Residents and Non-Residents, to express their comments regarding LHA's proposed PHA 2027 Annual Plan, and the Five-Year 2027-2031 Capital Fund Program Plan.

Commencing August 15, 2026, draft copies will be available at the Housing Authority website www.lacrossehousing.org, as well as at the Administrative Office, located at 1307 Badger Street, La Crosse, WI 54601. Office hours are from 9:00 a.m. to Noon and 12:30 to 3:00 p.m. Monday through Friday. Written comments will be considered until October 1, 2026 at 8:00 a.m. CST.

The Housing Authority of the City of La Crosse will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity, or marital status. Equal Housing Opportunity.

Email: info@lacrossehousing.org

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
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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	PHA Name: Housing Authority of the City of La Crosse PHA Code: WI006 PHA Type: ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 593 Number of Housing Choice Vouchers (HCVs) 199 Total Combined 792 PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Housing Units: ○ 75 Units - Stoffel Court, 333 S. 7th Street, La Crosse, WI 54601 ○ 73 Units – Stokke Tower, 421 S. 6th Street, La Crosse, WI 54601 ○ 82 Units – Sauber Manor, 1025 Liberty St., La Crosse, WI 54603 ○ 75 Units – Becker Plaza, 415 S. 7th Street, La Crosse, WI 54601 ○ 78 Units – Solberg Heights, 215 S. 6th Street, La Crosse, WI 54601 ○ 84 Units – Schuh Homes Development, Winneshiek Rd, Wood St., Redbird Ct., John Flynn Drive, La Crosse, WI 54601 ○ 56 Units – Mullen Homes Development, Winneshiek Rd & St. James Street, La Crosse, WI 54601 ○ 40 Units – Huber Homes Development, Gladys St. & Huber Ct., La Crosse, WI 54601 ○ 30 Units – Grover Estates Development, Taylor St. & Hamilton St., La Crosse, WI 54603 Section 8 Housing Choice Vouchers: ○ 144 - Tenant Based Vouchers ○ 40 - Mainstream Vouchers ○ 2 - Tenant Based VASH Voucher ○ 13 - VASH Project Based Vouchers – Garden Terrace, 809 Kane Street, La Crosse, WI 54603 Section 8 New Construction Units: 173 Total ○ 112 Units – Forest Park, 1230 Badger Street, La Crosse, WI 54601 ○ 61 Units – Ping Manor, 1311 Badger Street, La Crosse, WI 54601 Reduced Fair Market Rent Units: 6 Total ○ 4 Units – Alberts House I, Division Street, La Crosse, WI 54601 ○ 2 Units – Alberts House II, Division Street, La Crosse, WI 54601

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

A 45-Day public comment period for the draft PHA 2027 Annual Plan and the Five-Year 2027-2031 Capital Fund Program Plan will commence on August 15, 2026 and conclude on October 1, 2026 @ 8:00 a.m. CST. The public hearing is scheduled for Wednesday, October 14, 2026 at 1:00pm CST at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.

The Public Hearing will provide an opportunity for residents of the City of La Crosse, including LHA Residents and Non-Residents, to express their comments regarding LHA's proposed PHA 2027 Annual Plan and the Five-Year 2027-2031 Capital Fund Program Plan.

Draft copies are available for review at the Housing Authority website www.lacrossehousing.org, as well as at the Administrative Office, located at 1307 Badger Street, La Crosse, WI 54601. Office hours are from 9:00 a.m. to Noon and 12:30 to 3:00 p.m. Monday through Friday. Written comments will be considered until October 1, 2026 at 8:00 a.m. CST.

☐ **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

On May 14, 2026, HUD announced in Notice PIH 2026-15 that, starting on January 1, 2027, HUD will enforce compliance with section 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) for all public housing authorities. This will include all form HUD-50058 transactions to be compliant as well. LHA previously revised and approved all policies referencing HOTMA with the note of implementing said changes once directed by HUD. LHA will implement HOTMA changes on January 1, 2027 unless a notice is released delaying the change.

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

Statement of Housing Needs and Strategy for Addressing Housing Needs:

It shall be noted that no revisions referencing housing needs or strategy are proposed in this plan. This is for informational purposes only.

Data from City of La Crosse Consolidated Plan 2020-2024 and 2021-2022 Annual Consolidated Plan

The following Housing needs were identified in both data and in public engagement:

- The poor quality of housing available in the city.
- The lack of affordable rental housing, especially for extremely low-income families (2873 of these households are paying more than 50% of their income in rent).

	• A large homeless population, particularly people with mental and physical health challenges, alcohol/drug dependency issues. • Prevent and help end homelessness in La Crosse. • The declining number of families living in the City of La Crosse, due to overall demographic changes and the increasing number of households living outside the city. Strategy for Addressing Housing Needs: The La Crosse Housing Authority plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means: • Employ effective maintenance and management policies to minimize the number of public housing units off-line. • Reduce turnover time for vacated public housing units, reduce time to renovate public housing units. • Seek replacement of public housing units available within fair cloth limit. • Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. • Continue measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required. • Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. • Support the "Pathways Home" plan as well as the "Great Eight" action pathways to functional zero as listed in the plan. We are consistent with the City's consolidation plan as well as the Analysis of Impediments to Fair Housing, which outline priorities. We intend to remain consistent with a variety of specific housing objectives as listed below: • Support residents with low income to achieve greater stability and self-reliance by providing safe, affordable, and quality housing. Including links to community service. • Promote homeownership for first-time homebuyers. • Support affordable rental housing in collaboration with the La Crosse County Housing Authority. • Support the City's Renovation Programs. • Support the County and City's goal to end homelessness in La Crosse. The La Crosse Housing Authority (LHA) relies on a number of resources to identify the greatest needs for assisted housing. These sources include the City of La Crosse Consolidated Plan, Impediments to Fair Housing Report, as well as the LHA vacancy and wait list data. Safety and Crime Prevention: LHA continues to monitor the safety and security of all its properties by providing some of the following measures. • January 2025 LHA has started the implementation of building access controls systems. These systems restrict entry to authorized individuals, reducing the risk of theft, vandalism, and data breaches. They also improve operational efficiency by automating access management and providing detailed audit trails. • Provide security services that patrol all LHA property seven days a week including patrol records. • Installed full building camera systems in all seven of its high-rise buildings. • Installed camera systems in family developments at five locations. Places such as Huber Rec Center, Schuh/Mullen Boys and Girls Club, Margaret Annett HeadStart Center, development entrances, and maintenance shops. • Partner with the La Crosse Police and their Neighborhood Resource Officers (NRO). Officers visit and patrol our developments daily as well as meet with staff on an as needed basis. The NRO's focus their efforts on development concerns within their assigned neighborhoods. They are the front line of the community policing and enforcement efforts, working with the Housing Authority to address the needs of the specific neighborhoods and the greater La Crosse community. • Partner with the La Crosse Fire Department as well as an investigator from the City's Community Resource Unit, which works to help in mental health crisis situations. (c) The PHA must submit its Deconcentration Policy for Field Office Review. See attachment 1.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Project Based Vouchers. ☒ ☐ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. ○ LHA had a study conducted on the possibility of converting some of the existing family development two-bedroom single story units into fully accessible one-bedroom units. Work of this caliber will require coordination with HUD to receive approval to take units off-line to complete the work. The current family development portfolio consists of the following: (30) one-bedroom units, (102) two-bedroom units, (52) three-bedroom units, (22) four-bedroom units, and (4) five-bedroom units. LHA family development one-bedroom waiting list indicates a high demand.

	○ Partnering for Solutions. Work with local collaboratives to monitor housing needs in the community.
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. On May 14, 2026, HUD announced in Notice PIH 2026-15 that, starting on January 1, 2027, HUD will enforce compliance with section 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) for all public housing authorities. This will include all form HUD-50058 transactions to be compliant as well. LHA previously revised and approved all policies referencing HOTMA with the note of implementing said changes once directed by HUD. LHA will implement HOTMA changes on January 1, 2027 unless a notice is released delaying the change. The LHA continued to lease, manage, and maintain 593 units of Public Housing, 172 units of Section 8 New Constructions housing, and 6 reduced Fair Market Rent units. The LHA contributes to the supply of assisted housing by ensuring that the units within its portfolio are occupied. The following are the average annual occupancy rates for these units: 2024 – 99.45%, 2025 – 99.58%, and for the first two quarters of 2026 – 99.60%. The LHA continues to administer housing assistance on behalf of low-income individuals and families through the Housing Choice Voucher (HCV) program. Under the program, the LHA pays a housing subsidy directly to the private landlord and the program participant pays the difference between actual rent charged and the amount subsidized by the program. An Annual Contributions Contract (ACC) between HUD and the LHA provides the LHA with funding for housing assistance. LHA continues to maximize the program by utilizing 100% of the funds received. LHA continues to strive to improve the quality of housing in its portfolio. Physical inspections are conducted by LHA staff annually as well as independent, HUD contracted inspectors in accordance with HUD standards. This was formally known as a Real Estate Assessment Center (REAC) inspection that followed the Uniform Physical Condition Standards (UPCS). In 2023, HUD published the National Standards for the Physical Inspection of Real Estate (NSPIRE) rule, which provides a new inspection model. NSPIRE brings a new scoring system and intends to reflect the health and safety implications of the identified deficiencies more accurately. The assessment of each LHA development involves inspecting the site, building exterior, building systems, common areas, and dwelling units. LHA’s HUD inspected scores are as follows: AMP1378 (Family Developments) 2023 REAC score - 96b, AMP24569 (Highrise Developments) 2026 NSPIRE score – 100, Ping Manor – 2025 NSPIRE score – 100, Forest Park – 2025 NSPIRE score – 100. HUD released copies of LHA’s Public Housing Assessment System (PHAS) report on June 25, 2026 for fiscal year end 12/31/2024. I am pleased to inform you that we have again been designated a “HIGH PERFORMING” agency by receiving a 96 out of a possible 100 on the report. This report is an annual HUD report card that evaluates how well a Housing Authority manages its housing operations based on four indicators. The indicators consist of the following: physical condition - assesses the condition of the PHA’s properties, financial condition - evaluates the PHA’s financial health and stability, management operations - examines the PHA’s management practices and efficiency, and the Capital Fund Program - assesses the PHA’s performance in managing and utilizing capital funds, with an overall score determining the PHA’s performance designation. LHA continues to accept pre-applications online for all programs. This process has increased our intake from an average of 28 applications per month received in 2020 to 118 applications per month in 2026. Applying online can be done 24 hours a day, 7 days a week by using any smartphone, mobile device, or computer with internet access. If internet access is not available, the LHA has two computers available for use. Please visit www.lacrossehousing.org for open waiting lists, to apply or check the status of your existing application. LHA continues to improve partnerships with community members to better serve our developments and resident needs. Agencies such as the following have been big contributors: La Crosse County, La Crosse Area Family Collaborative, La Crosse School District, La Crosse Community Foundation, City of La Crosse, La Crosse Police Department, La Crosse Fire Department, Boys and Girls Clubs of Greater La Crosse, La Crosse YMCA, Head Start Child & Family Development Centers, UW-La Crosse, and Western Wisconsin Technical College. LHA continues to monitor the safety and security of all its properties by providing some of the following measures. • January 2025 LHA has started the implementation of building access controls systems. These systems restrict entry to authorized individuals, reducing the risk of theft, vandalism, and data breaches. They also improve operational efficiency by automating access management and providing detailed audit trails. • Provide security services that patrol all LHA property seven days a week including patrol records. • Installed full building camera systems in all seven of its high-rise buildings. • Installed camera systems in family developments at five locations. Places such as Huber Rec Center, Schuh/Mullen Boys and Girls Club, Margaret Annett HeadStart Center, development entrances, and maintenance shops. • Partner with the La Crosse Police and their Neighborhood Resource Officers (NRO). Officers visit and patrol our developments daily as well as meet with staff on an as needed basis. The NRO’s focus their efforts on development concerns within their assigned neighborhoods. They are the front line of the community policing and enforcement efforts, working with the Housing Authority to address the needs of the specific neighborhoods and the greater La Crosse community. • Partner with the La Crosse Fire Department as well as an investigator from the City’s Community Resource Unit, which works to help in mental health crisis situations. LHA staff continues to receive training from industry leaders such as: Nan McKay, National Association of Housing and Redevelopment Officials (NAHRO), Public Housing Authorities Directors Association (PHADA), National Center for Housing Management (NCHM), Quadel, Nelrod, and HUD Exchange. Recent staff trainings consisted of: Fair Housing, Reasonable Accommodation, Public Housing Occupancy Specialist, Public Housing Manager as well as Rent Calculations to ensure compliance with Federal Regulation.

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. See HUD form 50075.2 Five-Year Action Plan 2026-2030 - Approved by HUD 12/02/2025
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe: (c)
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. 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.

As outlined in Section B of this document. The Housing Authority will continue efforts to meet impediments identified in the Regional Affirmatively Furthering Fair Housing (AFFH) Market Study that was completed. This identifier is also referenced in our 5-Year PHA Plan.

As indicated in directions above, the AFFH is not a federal regulation or requirement; however, the Housing Authority of the City of La Crosse remains committed to equality and opportunity for all. We have done this by partnering with the City of La Crosse, La Crosse County, Monroe County, La Crosse County Housing Authority, Tomah Housing Authority, and the Monroe County Housing Authority by having an AFFH study completed. In addition, agency training continues to commence annually in this area.

To view a copy of the AFFH please visit:

<https://www.cityoflacrosse.org/your-government/departments/community-development-and-housing/fair-housing>

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 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. (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.