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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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| 1.0 | PHA Information PHA Name: Appleton Housing Authority PHA Code: WI065 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 01/01/2012 | | | | | | | | | | | | |
|--------|--|----------|--------------------------------------|-------------------------------|--|----|-----|--------|--|--------|--|--------|--|
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 211 Number of HCV units: 597 | | | | | | | | | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan Only <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | | | | | | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | | | | | | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table> | PH | HCV | PHA 1: | | PHA 2: | | PHA 3: | |
| PH | HCV | | | | | | | | | | | | |
| PHA 1: | | | | | | | | | | | | | |
| PHA 2: | | | | | | | | | | | | | |
| PHA 3: | | | | | | | | | | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | | | | | | | | | |
| | 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: The Appleton Housing Authority exists to promote equal access to affordable, decent, safe and sanitary housing, especially for low income and elderly. | | | | | | | | | | | | |

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years.

Goal/Objective:

The Appleton Housing Authority will submit applications for Low Income Housing Tax Credits to WHEDA for elderly/non-elderly disabled and possibly family units. This may be done for Public Housing Units such as Oneida Heights, the OH Annex and Family Scattered Sites. The AHA may also apply for LHTC in regards to new construction/family/elderly or acquisition/redevelopment.

Goal/Objective:

The Appleton Housing Authority will transfer the HAP Contract from Washington Place to Riverwalk Place effective August 1, 2012.

Goal/Objective:

Transfer the deed of Washington Place to the City of Appleton for demolition and redevelopment.

Goal/Objective:

Continue to participate in the Fox Cities Housing Coalition Continuum of Care

Goal/Objective:

Submit applications as necessary for public housing disposition/disposal/conversion activities over the next 5-years. The conversion of these properties may be replaced with a Housing Choice Voucher or funds will be used for the acquisition of newer replacement public housing.

Goal/Objective:

Use Energy Star standards and green technology to the maximum extent possible in new construction and redevelopment.

Goal/Objective:

The Appleton Housing Authority will enter into a fifth year partnership with the Appleton Area School District for the construction of a ranch style universal design home/duplex that will become public housing replacement units. These units will serve very low income families including those with special needs.

Goal/Objective:

Implement cost effective energy improvements including replacement of vehicles where needed.

Goal/Objective:

The Appleton Housing Authority will create a new Public Housing Resident Advisory Board.

Goal/Objective:

We will complete the Lease-Up of 2010 Veterans Administrative Supportive Housing (VASH) Vouchers and apply for additional vouchers when available for all populations.

Goal/Objective:

The Authority may apply for funding under the Family Unification Program NOFA.

Goal/Objective:

The Authority may apply for funding under the Department of Health & Human Services on behalf of the elderly clients at Oneida Heights.

Goal/Objective:

The Authority will continue to make application and work as the lead agency for the Tenant Based Rental Assistance Program as administered by the State of Wisconsin.

Goal/Objective:

The Authority will continue to make application and work as the lead agency for the HOME/HCRI Grant.

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

Goal/Objective:

Work with the City of Appleton and other community members on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties.

Goal/Objective:

Research funding avenues to maintain the Wellness Clinic/ Office at Oneida Heights. The AHA provides a health office on the ground level of Oneida Heights, a 152 unit senior building. The program has extreme limited resources and we will search ways to keep the program funded so seniors can remain living in their homes independently for as long as possible.

Goal/Objective:

Continue the Outagamie County Meal Site that serves a hot lunch Monday-Friday by offering free on-site services to the Outagamie County Department on Aging.

Goal/Objective:

The Authority will continue our partnerships & MOU's with the OCHA & Kaukauna Housing Authorities in providing rental assistance 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 home ownership and voucher programs within their PHA jurisdiction expanding housing options for our lower income families.

Goal/Objective:

The Authority will provide ongoing support for the Annual Health Fair at Oneida Heights.

Goal/Objective:

Provide support for a 2012 event for the 45th Anniversary of the AHA.

Goal/Objective:

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

Goal/Objective:

We will provide an improved living environment by completing our Capital Fund Projects.

Goal/Objective:

We will support & research the feasibility of the replacement of the Oneida Heights Annex.

Goal/Objective:

The Authority will conduct an agency-wide strategic planning event.

Goal/Objective:

The Authority will implement Fair Housing Practices in all business affairs of the agency.

Goal/Objective:

The Appleton Housing Authority is interested in acquiring additional properties under the public housing regulations or free standing mixed finance rate with attached affordable housing units. The Authority is considering the disposal of the OH Annex with replacement housing. The AHA will work with the local HUD Field Office on these activities and funding solutions.

Goal/Objective:

To the greatest extent possible, the Appleton Housing Authority will provide a list of resources that would open up opportunities to the families enrolled in the FSS Program. The AHA will offer a computer room for participants seeking jobs or resume skills.

Goal/Objective:

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.

Goal/Objective:

The Authority will submit funding applications to support further affordable housing development.

Goal/Objective:

The Appleton Housing Authority has successfully implemented a First Time Home Buyer Program since 1993. This program is geared towards low income families. The program uses HOME/HCRI dollars from the State of Wisconsin, CDBG Funds from the City of Appleton, and Federal Home Loan Grant dollars. 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 in order to continue to provide these services to our community.

Goal/Objective:

The Housing Authority offers extensive homeownership counseling and educational classroom training, coupled with financial assistance. The Housing Authority has created a Lender Consortium of local participating lenders who have agreed to minimize closing costs, some waiving PMI charges, and consider liberal debt and loan-to-value ratios. More than 340 low income applicants have become successful home owners through the Housing Authority's program. It is the intent of the Housing Authority to continue this in-depth education and seek additional funds such as becoming a HUD Certified Counseling Agency.

Goal/Objective:

The Appleton Housing Authority has created a non-profit titled 'Neighborhood Housing, Inc' to assist the Authority in private donations creating additional affordable housing opportunities for low income families/seniors and those with special needs, home-buyer education, FSS and the school build partnership projects.

Goal/Objective:

The Housing Authority will work with the Department of Veterans Affairs in the delivery of 50 VASH Vouchers, providing rental assistance to homeless veterans & their families.

Goal/Objective:

The Housing Authority will implement the Service Coordinator Program (ROSS) for Oneida Heights.

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| 6.0 | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>A. The Appleton Housing Authority has made changes to the Administrative Plan and ACOP under Pet Policy, Smoking Policy and Re-payment Agreements and EVI policy amendments.</p> <p>B. The public may obtain a copy of the 5-Year & Annual PHA Plan by providing a signed written request at the offices of the Appleton Housing Authority located at 925 W. Northland Avenue, Appleton, WI 54914 between the hours of 8:00am and 4:00pm.</p> |
| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> |
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> |
| 8.3 | <p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> |
| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Our area has seen an enormous increase in rental assistance needs due to high foreclosure rate and job loss. 1/3 of our waiting list of 1000 has a disabled family member. Accessible units are in high demand. While 2009 demonstrated a high need of 1-2 bedrooms.</p> |

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

It is difficult for the Appleton Housing Authority to meet the needs of our lower income population due to highly limited federal funds. The Housing Choice Voucher program turnover rate of approximately 59 families per year provides little hope if any. It is our continued goal to maximize participation through our budget authority and lease-up while trying to reduce average HAP costs. Our current budget at times will not support our baseline of 597 units and those participating under FSS for escrow accounts. The AHA was approved for 50 VASH Vouchers to assist homeless veterans. We will work closely with the VA in developing & implementing this program. The AHA will apply for all available federal/state grants to help meet the need of our lower income families/seniors/disabled population and will work collaboratively with other agencies in creating opportunities for housing.

9.1 The Appleton Housing Authority implements the 'Rent Smart' program training for all tenants in the community. This training provides valuable resources & tools for low-income people to obtain decent & adequate 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 is being replaced with new construction and universal design/barrier free to accommodate the special needs population. The Authority has plans to redevelop Washington Place to preserve affordable housing for its 70 senior occupants. We will continue to seek new funds and/or partnerships to create affordable housing opportunity for our community.

The Authority has plans to redevelop Washington Place to preserve affordable housing for its senior occupants. We will continue to seek new funds and/or partnerships to create affordable housing opportunity for our seniors. We will continue to dispose of our older high-maintenance, non-accessible housing and build new accessible housing. We will submit an application for other grants that will benefit our community where we are eligible to apply.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Meeting Goals: The Appleton Housing Authority is on track to meeting its goals and objectives of the past five years through various methods of implementing affordable housing programs. We were successful in obtaining Tax Credit Funding for the preservation of Washington Place, a 70 unit senior facility. We were successful in obtaining Neighborhood Stabilization funds to demolish an abandoned/blighted property and construct two new duplexes that are handicap accessible. We created a non-profit arm of the AHA to assist in fund-raising efforts to support various programs. We implemented a Rent Smart Program to assist tenants in obtaining housing. We successfully implemented our Capital Fund Programs sustaining public housing. We revamped our board reports and various policies to strengthen our internal controls & procedures. On an on-going basis the Appleton Housing Authority continues to strive for excellence in providing quality, safe, affordable housing.

The Appleton Housing Authority fully complies with the Violence Against Women Act (VAWA). The provisions of the VAWA is incorporated into our Public Housing ACOP and Section 8 Administrative Plan. These provisions were approved by the board of commissioners by resolution. The AHA works closely with local domestic abuse shelters to enhance the safety of residents/participants we serve. The VAWA is incorporated into our briefings to families. (see attached Activity Statement)

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Appleton Housing Authority considers the following Significant Amendments/Substantial Deviations to PHA Policies/Plans that would be cause for a Board of Commissioners review and approval: 1. Changes to rent or admissions policies or organization of the waiting list. 2. Additions of non-emergency work items (items that were not included in the current Annual Statement or Five-Year Action Plan. 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

All required forms/resolutions/certifications will be attached to the hard copy submitted to HUD.

