

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: Housing Authority of Winnebago County, WI PHA Code: WI213 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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>How the public can access this PHA Plan: A public notice was issued advising that the Annual Public Housing Authority (PHA) plan is available for public review via our website at www.ohawcha.org. A copy of the plan is also available for viewing by appointment at the listed locations. 1. Housing Authority Central Office- 1100 W 20th Ave Oshkosh, WI 2. Winnebago County Housing Authority office 265 Kaukauna St. Menasha, WI 3. Raulf Place - 530 Main St. Oshkosh, WI 4. Waite Rug Place - 300 East Custer St Oshkosh, WI 5. Court Tower Apartments - 100 Court St Oshkosh, WI The Plan was presented to our tenants on Tuesday, September 3, 2024. The public hearing for the Annual PHA plan will be held on Monday, September 23, 2024, at 3:00 p.m.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="155 1163 1529 1224"> <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> </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						
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B.	Plan Elements. Required for all 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 Oshkosh/Winnebago County Housing Authority is committed to excellence in providing quality, affordable, and safe housing to eligible persons in line with community needs. We foster effective and creative partnerships to maximize opportunities that improve self-sufficiency and the economic and personal well-being of the people we serve. Our Agency conducts its business efficiently, professionally, and ethically without discrimination.</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> <p>See B.2 Goals and Objectives attached</p>														
B.3	<p>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.</p> <p>B.3 See Progress report attached</p>														

B.4	<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>1. Winnebago County Housing Authority (WCHA) Public Housing will implement an emergency transfer plan for Victims of Domestic Violence, dating violence, Sexual Assault, or stalking over the next five years. 2. Establish a residence resource center on the Agency website directing them to the National Domestic Violence hotline number and local agencies that support domestic violence victims. 3. Revise the current policy to read that survivors must only self-certify to exercise their rights under VAWA. 4. Comply with the Violence Against Women's Act (Victims of Domestic Violence) and any other federal, state, or local law that provides greater protection for victims of abuse. 5. We continue to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking, and we will continue to establish collaborative programs with domestic violence service providers.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the stated initial 5-year Action Plan or Annual budget requiring a statement of significant amendment or modernization. In addition, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, change inconsistent with the locally approved consolidated Plan, or mixed-finance proposal is considered a Significant Amendment to the 5-year Action Plan. Also included are any additions to non-emergency work items (items not included in the current annual statement or 5-year action plan) of more than \$10,000.00 or a change in the use of the replacement reserve funds under the Capital funds. If the amendment or modification is a Significant Amendment or Modification, the Housing Authority: 1. May not adopt the amendment or modification until the Board of Commissioners approves it in a meeting that is open to the public after a 45-day public notice; and 2. The amendment or modification may not be implemented until HUD is notified and approved in accordance with HUD's plan review procedures. 3. HUD approval or public notice is only needed if the change is a Significant Amendment or Modification.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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 No one from scattered sites show up for the meeting</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements. No one showed at the public hearing</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>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.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Fair Housing Goal: Our commitment to equal opportunity and affirmatively furthering fair housing is unwavering. We undertake affirmative measures to ensure access to affordable housing for all, regardless of r</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>1. To further its commitment to full compliance with applicable Civil Rights laws, the Oshkosh Housing Authority will provide applicants/tenants of the Public Housing Program with federal/state/local information regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information and all applicable fair housing information and discrimination complaint forms will be available at the Oshkosh Housing Authority office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo. 2. Take affirmative measures to ensure accessible housing to persons with all varieties of disability regardless of the unit size required. 3. Provide fair housing training to all employees. 4. Follow adopted rules and procedures for Section 3 opportunities for public housing residents.</p>

Form identification: WI213-Housing Authority of Winnebago County, WI form HUD-50075-5Y (Form ID - 798) printed by Wendy Fromm in HUD Secure Systems/Public Housing Portal at 09/10/2024 01:57PM EST

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.														
A.1	<p>PHA Name: <u>Housing Authority of Winnebago County, WI</u> PHA Code: <u>WI213</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Small</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>84</u> Number of Housing Choice Vouchers (HCVs) <u>484</u> Total Combined <u>568</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the 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.</p> <p>How the public can access this PHA Plan: Housing Authority Central Office- 1100 W 20th Ave Oshkosh, WI Winnebago County Housing Authority office 265 Kaukauna St. Menasha, WI Raulf Place - 530 Main St. Oshkosh, WI Waite Rug Place - 300 East Custer St Oshkosh, WI Court Tower Apartments - 100 Court St Oshkosh, WI</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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> </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						
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<p>B.</p>	<p>Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>
<p>B.1</p>	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Significant Amendment/Modification Statement of Significant Amendment The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the stated initial 5-year Action Plan or Annual budget requiring a statement of significant amendment or modernization. In addition, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, change inconsistent with the locally approved consolidated Plan, or mixed-finance proposal is considered a Significant Amendment to the 5-year Action Plan. Also included are any additions to non-emergency work items (items not included in the current annual statement or 5-year action plan) of more than \$10,000.00 or a change in the use of the replacement reserve funds under the Capital funds. If the amendment or modification is a Significant Amendment or Modification, the Housing Authority: 1. May not adopt the amendment or modification until the Board approves it of Commissioners in a meeting that is open to the public after a 45-day public notice; and 2. The amendment or modification may not be implemented until HUD is notified and approved in accordance with HUD's plan review procedures. 3. HUD approval or public notice is only needed if the change is a Significant Amendment or Modification.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. It is the Oshkosh/Winnebago County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner. The Oshkosh Winnebago County Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments. Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.:</p>
<p>B.2</p>	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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 Units with Approved Vacancies for Modernization. There will be five Oshkosh scattered sites taken off line for Modernization, units will have all new windows, flooring, kitchen bathroom, doors and roofs replace</p>
<p>B.3</p>	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. 1. Sold both Sumitt and Neenah group homes 2. WCHA is actively seeking opportunities to develop more housing within Oshkosh, a promising sign for our community's future. 3. Increased vacancy rate from 90% to 100% for 12 consecutive months 4. Increased PHAS scoring from troubled to standard designation. 5. The Board approved the revision to Admissions, continued Occupancy Plans (ACOP), and Administrative Plan to comply with the Housing Opportunity through Modernization Act (HOTMA). Implementation will begin on 1/25/2025. 6. We updated the Agency's internet to fiber, allowing all remote locations to connect directly to the main office servers, which improves customer service. 7. Continue a preference for the homeless and work with the HELP program for the homeless or near homeless. 8. The agency implemented rent pay so tenants could pay their rent electronically. 9. The agency established an employee engagement committee to foster a more inclusive environment at the Oshkosh/Winnebago County Housing Authority. We believe engaged employees increase job satisfaction, performance, and retention, ensuring a secure and valued workforce. 10. Invested in HOTMA training for employees 11. Implemented 10 additional participants in the FSS program 12. Added an additional 15 Vouchers to Section 8</p>
<p>B.4</p>	<p>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. Winnebago County Housing Authority completed over 20 rehabs of scattered sites. The current 5-year plan was approved on May 20, 2024</p>

<p>B.5</p>	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p>B.1</p>	<p>New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y <input type="checkbox"/> N <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input type="checkbox"/> 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. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>B.2</p>	<p>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.</p>
<p>C. Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials. <i>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.</i></p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-CRT-SM, 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</i></p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Fair Housing Goal: In accordance with 24 CFR 903.7(o) (3), The Oshkosh Housing Authority certifies that it will affirmatively further fair housing by:

Describe fair housing strategies and actions to achieve the goal

1. examining its programs or proposed programs,
2. identifying any impediments to fair housing within the programs
3. addressing those impediments in a reasonable fashion, given the resources available
4. working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement
5. maintaining records reflecting these analyses and actions.

Form identification: WI213-Housing Authority of Winnebago County, WI Form HUD-50075-SM (Form ID - 639) printed by Wendy Fromm in HUD Secure Systems/Public Housing Portal at 09/10/2024 01:58PM EST

Winnebago County Housing Authority

2025/2029 5-Year PHA Plan

Form Hud-50075-5Y

PHA INFORMATION

A.1 AVAILABILITY OF INFORMATION:

A public notice was issued advising that the Annual Public Housing Authority (PHA) plan is available for public review via our website at www.ohawcha.org. A copy of the plan is also available for viewing by appointment at the listed locations.

1. Housing Authority Central Office- 1100 W 20th Ave Oshkosh, WI
2. Winnebago County Housing Authority Office 265 Kaukauna St. Menasha, WI
3. Raulf Place - 530 Main St. Oshkosh, WI
4. Waite Rug Place - 300 East Custer St Oshkosh, WI
5. Court Tower Apartments - 100 Court St Oshkosh, WI

The Plan was presented to our tenants on Tuesday, September 3, 2024. The public hearing for the Annual PHA plan will be held on Monday, September 23, 2024, at 3:30 p.m.

5-Year Plan

B.1 Mission:

The Winnebago County Housing Authority is committed to excellence in providing quality, affordable, and safe housing to eligible persons in line with community needs. We foster effective and creative partnerships to maximize opportunities that improve self-sufficiency and the economic and personal well-being of the people we serve. Our Agency conducts its business efficiently, professionally, and ethically without discrimination.

B.2 Goals and Objectives:

We have identified specific, measurable goals and objectives that will guide our efforts to serve the needs of low-income, very low-income, and extremely low-income families.

Goal 1: Promote and ensure safe, decent, and affordable housing for our participants.

1. Promote and ensure safe, decent, and affordable housing for our participants and provide owners and developers with an opportunity to rehabilitate and develop affordable housing.
2. WCHA will actively seek opportunities to develop more housing within Winnebago County, a promising sign for our community's future
3. Expand the supply of assisted housing through various conversion options, such as, but not limited to, low-income housing tax credits, historic tax credits, FHLB grants, WHEDA grants, RAD, Section 18 demolition and/or disposition of public housing property, tenant protections, vouchers, or other HUD-approved programs to enhance or increase assisted/public housing in Winnebago County.

4. Apply for the Continuum of Care (CoC Program). CoC will allow the Agency to develop new rental housing units with supportive services for people experiencing homelessness.
5. Increase security at all projects to include better security camera equipment and monitoring.
6. Ensure equal opportunity and affirmatively furthering fair housing.

Goal 2: Resident Self-Sufficiency and Quality of Life:

1. Promote Self self-sufficiency by pursuing counseling grants for Public Housing, scattered sites, and housing choice Voucher holders to assist with economic stability and lease compliance
2. Reduce barriers to housing instability and increase opportunities to keep individuals and families from entering homelessness.
3. Leverage public and private resources and services to provide sustainable self-sufficiency and empower activity and opportunity to decrease social determinants of health and reduce longstanding disparities.
4. Continue with Winnebago County Health Department to contract for one full-time nursing position.

Goal 3: Affordable Housing Sustainability:

1. To operate a socially and financially sound public housing agency that provides drug-free, decent, safe, and sanitary housing with a suitable living environment for tenants and their families.
2. Increase the number of dollars awarded by grant funding.
3. Add additional income sources to assist with affordable housing and programs.
4. Increase the value of investments
5. Ensure a sustainable and competitive salary structure.

Goal 4: Commitment to High-quality service:

1. Improve customer service to residents, partners, and customers
2. Increase leadership and professional growth opportunities
3. Improve communication and collaboration with partners

Goal 5: Ensure equal opportunity and affirmatively furthering fair housing.

Our commitment to equal opportunity and affirmatively furthering fair housing is unwavering. We undertake affirmative measures to ensure access to affordable housing for all, regardless of race, color, religion, national origin, sex, age, familial status, sexual orientation, gender identity, marital status, or disability.

1. To further its commitment to full compliance with applicable Civil Rights laws, the Winnebago County Housing Authority will provide applicants/tenants of the Public Housing Program with federal/state/local information regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information and all applicable fair housing information and discrimination complaint forms will be

available at the Oshkosh Housing Authority office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

2. Take affirmative measures to ensure accessible housing to persons with all varieties of disability regardless of the unit size required.
3. Provide fair housing training to all employees.
4. Follow adopted rules and procedures for Section 3 opportunities for public housing residents.

B.3 Progress Report

1. WCHA actively seeks opportunities to develop more housing within Winnebago County, a promising sign for our community's future.
2. WCHA continues to have conversations with HUD regarding the expansion of assisted housing through various means.
3. Added 15 vouchers to the Housing Choice Voucher Program. The increase from a vacancy rate of 93.7 to 100% for 12 consecutive months has enhanced assistance in the county.
4. WCHA continued pursuit of replacement housing of two Public Housing units that were removed from Scattered Sites due to demolition
5. The agency saw 41 new participants in the FSS program. WCHA FSS Program was number one in the state for Fam Score, this data was scored on years 2020,2021 and 2022.
6. WCHA's continued partnership with Winnebago County Health Department for two registered nurses sharing a full-time position and Social Service Coordinator grants assisting disabled and elderly to live as independently as possible.
7. WCHA has continued the homeless preference and works with the HELP program for the homeless and near homeless.
8. The agency has updated internet fiber, allowing all remote locations to connect directly to the primary office servers, which improves customer service.
9. Rent Pay has been implemented so tenants can pay rent online, promoting self-sufficiency.
10. Two group homes were sold, providing possible future funding for future growth
11. The Board approved the revision to Admissions, continued Occupancy Plans (ACOP), and Administrative Plan to comply with the Housing Opportunity through Modernization Act (HOTMA). Implementation will begin on 1/25/2025
12. The agency has established an employee engagement committee to foster a more inclusive environment at the Agency. We believe engaged employees increase job satisfaction, performance, and retention, ensuring a secure and valued workforce.
13. Invested in HOTMA/N-Spire training for all employees. Having a well-trained staff supports the continued assurance of equal opportunity and affirmatively furthering fair housing.

14. Discussions continue with the WEDC and other agencies regarding grants for solar energy projects to reduce utilities for the agency's buildings.

B.4 Violence Against Women Act

1. Winnebago County Housing Authority (WCHA) Public Housing will implement an emergency transfer plan for Victims of Domestic Violence, dating violence, Sexual Assault, or stalking over the next five years.
2. Establish a residence resource center on the Agency website directing them to the National Domestic Violence hotline number and local agencies that support domestic violence victims.
3. Revise the current policy to read that survivors must only self-certify to exercise their rights under VAWA.
4. Comply with the Violence Against Women's Act (Victims of Domestic Violence) and any other federal, state, or local law that provides greater protection for victims of abuse
5. We continue to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking, and we will continue to establish collaborative programs with domestic violence service providers.

C.1 Significant Amendment or Modification

Statement of Significant Amendment

The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the stated initial 5-year Action Plan or Annual budget requiring a statement of significant amendment or modernization. In addition, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, change inconsistent with the locally approved consolidated Plan, or mixed-finance proposal is considered a Significant Amendment to the 5-year Action Plan. Also included are any additions to non-emergency work items (items not included in the current annual statement or 5-year action plan) of more than \$10,000.00 or a change in the use of the replacement reserve funds under the Capital funds.

If the amendment or modification is a Significant Amendment or Modification, the Housing Authority:

1. May not adopt the amendment or modification until the Board of Commissioners approves it in a meeting that is open to the public after a 45-day public notice; and
2. The amendment or modification may not be implemented until HUD is notified and approved in accordance with HUD's plan review procedures.
3. HUD approval or public notice is only needed if the change is a Significant Amendment or Modification.

D.1 Affirmatively Furthering Fair Housing (AFFH)

In accordance with 24 CFR 903.7(o)(3), the Winnebago County Housing Authority certifies that it will affirmatively further fair housing by:

1. Examining its programs or proposed programs.
2. Identifying any impediments to fair housing within the programs.
3. Reasonably addressing those impediments, given the resources available.
4. Working with local jurisdictions to implement any jurisdiction initiatives to affirmatively further fair housing that require the PHA's involvement.
5. Maintain records reflecting these analyses and actions.

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Housing Authority of Winnebago County, WI		Locality (City/County & State)				
PHA Number: W1213		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	SCATTERED SITES - MENASHA (W1213000001)	\$244,030.00	\$244,030.00	\$244,030.00	\$244,030.00	\$244,030.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES - MENASHA (W1213000001)			\$244,030.00
ID0000085	Administration (Administration (1410)-Salaries, Administration (1410)-Other, Administration (1410)-Sundry)	Management fee 10%		\$24,403.00
ID0000087	Dwelling unit - Exterior (Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement Class A 30-year shingle for 2121 Harrison st. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility		\$15,000.00
ID0000091	Operations (Operations (1406))	Operating Fee 1.5%		\$36,604.00
ID0000092	Dwelling unit - interior (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Renovations REHAB 200/210 Washington st. two scattered site units Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account.		\$108,799.00
ID0000093	New windows (Dwelling Unit-Exterior (1480)-Windows)	Replace all windows at 201, 203, 205, 207 cluster with 202 Wausau brand aluminum series 4250/IZI TSDH outward awning windows. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be the contractor's responsibility and will be written in bid		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000212	Replace sheds and concrete(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Ten old sheds will be removed and replaced with new ones, and the concrete slab on which they sit will be repaired or replaced. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account		\$29,224.00
	Subtotal of Estimated Cost			\$244,030.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SCATTERED SITES - MENASHA (W1213000001)				\$244,030.00
ID00000191	Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry	Administration			\$24,403.00
ID00000192	Operations (1406)	15% Operations			\$36,604.00
ID00000193	Remove and replace sheds and concrete slab (Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Five old sheds will be removed and replaced with new ones, and the concrete slab on which they sit will be repaired or replaced.			\$15,000.00
ID00000194	Dwelling unit - interior: Rehab (Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account Interior Renovations REI/AB two scattered site 222/224 Loper Ct. - Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom; new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account			\$100,000.00
ID00000195	Replace windows (Dwelling Unit-Exterior (1480)-Windows)	Replace all windows at 1726/1722 main st. 202 Wausau brand aluminum series 4250ZL/TSDH outward awning windows. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility and written in bid			\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year		2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity

ID0000213	Replace air conditioner condenser(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace outside central air conditioner condenser on 18 scattered site homes. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of contractor and listed in bid		\$38,023.00
	Subtotal of Estimated Cost			\$244,030.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES - MENASIIA (WJ213000001)			\$244,030.00
ID0000197	Administration-Management Fee(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Management fee 10%		\$24,403.00
ID0000198	Operations(Operations (1406))	15% Operations		\$36,604.00
ID0000199	Dwelling unit Exterior-shingles and roof gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Two homes 1300/1310 National will have new shingle roofs replaced or repaired, new gutters and soffits installed, and new siding.		\$60,000.00
ID0000200	Dwelling unit - interior-Rehab(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the Contractor. Interior Renovations REHAB to two scattered site 222/224 Loper et Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom: new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account.		\$93,023.00
ID0000201	New windows(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows at 11407 Walnut and 814 Sawyer, 202 Wausau brand aluminum series 4250IZL TSDH outward awning windows. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility and will be written in bid		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$244,030.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES - MENASHA (W1213000001)			\$244,030.00
ID0000202	Administration & Management Fee Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry	Management fee: 10%		\$24,403.00
ID0000203	Operations(Operations (1406))	15% Operations		\$36,604.00
ID0000204	Dwelling unit site work- Driveway(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface the asphalt driveway with a 4" binder layer surface, add hot mixed asphalt, and add drainage per the City of Oshkosh Code. Nicolet st Oshkosh Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$125,000.00
ID0000205	Dwelling unit - interior Rehab(Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Renovations REHAB to one scattered site units H320 national. Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom: new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account		\$58,023.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$244,030.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SCATTERED SITES- MENASHIA (W1213000001)				\$244,030.00
ID0000207	Administration & Management Fees Administration (1410)-Other Administration (1410)-Salaries Administration (1410)-Sundry	Management fee 10%			\$24,403.00
ID0000208	Operations(Operations (1406))	15% Operations			\$36,604.00
ID0000209	Dwelling unit site work-Driveway(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface the asphalt driveway with a 4" binder layer surface, add hot mixed asphalt, and add drainage per the City of Oshkosh Code. Greenwood ct. Oshkosh			\$94,224.00
ID0000210	Dwelling unit - interior(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Interior Renovations REHAB to One-scattered 302 Rossella Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing, & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom; new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor.			\$88,799.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$244,030.00



[Return to PHA Selection](#)
[HUD-50077-SL](#)
[HUD-50077-CRT-SM](#)
[View/Print HUD-50075-SM](#)
[Status Log](#)
[Apply Changes](#)
[Delete HUD-50075](#)
[Validate](#)
[Submit](#)
[View Email Log](#)
[View File Attachments](#)

Streamlined Annual PHA Plan (Small PHAs)

▼ Purpose, Applicability and Definitions

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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both 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 Winnebago County, WI** PHA Code: **WI213** CY: **2025** ID: **639**

PHA Type: **Small** Show Details PHA Plan for Fiscal Year Beginning (MM/YYYY): **01/2025** Status: **Created** Version: **1**

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

Number of Public Housing (PH) Units: **84** Number of Housing Choice Vouchers (HCVs): **484** Total Combined: **568**

PHA Plan Submission Type: **Annual Submission** Revised Annual Submission PHA Program Type Code: **C**

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.

* How the public can access this PHA Plan:
 Housing Authority Central Office- 1100 W 20th Ave Oshkosh, WI
 Winnebago County Housing Authority office 265 Kaukauna St. Menasha, WI
 Raulf Place - 530 Main St. Oshkosh, WI
 Waite Rug Place - 300 East Custer St Oshkosh, WI
 Court Tower Apartments - 100 Court St Oshkosh, WI
 276 of 1900



* Are you submitting a 5-Year PHA Plan along with the Annual PHA Plan for this year? Y N

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)



Go

Actions



No data found.

B. Plan Elements Submitted with 5-Year PHA Plans.

Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 Revision of Existing PHA Plan Elements.



Go

Actions

[Add/Deletes/View Plan Elements Attachment 0](#)

	Y	N	(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?	(b) If the PHA answered yes: revisions for Office Review.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Altmsg = 'pass'	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Altmsg = 'warning'	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.	It is the Oshkosh/Winnebago County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments an...
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant Amendment/Modification	Statement of Significant Amendment The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the ...
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1 - 7 of 7

*** B.2 New Activities.**

[Add/Delete/View New Activities Attachment 0](#)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Altmsg = 'pass'	<input type="button" value="X"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Altmsg = 'warning'	<input type="button" value="X"/>
Y	N	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? following in the PHA's current Fiscal Year?		(b) If any of these activities are planned for the current Fiscal Year, des thereof, owned by the PHA for which the PHA has applied or will ap demolition/disposition approval process. If using Project-Based Vouche project bas 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed Finance Modernization or Development.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant Based Assistance.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Based Vouchers.	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.	There will be five Ohskohs scattered sites taken off line for Modernization, units will have all new windows, flooring, kitchen bathroom, doors and roofs replace
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).	

1 - 8 of 8

*** 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.

[Add/Delete/View Progress Report](#)

- 1. Sold both Summitt and Neenah group homes
- 2. WCHA is actively seeking opportunities to develop more housing within Oshkosh, a promising sign for our community's future.
- 3. Increased vacancy rate from 90% to 100% for 12 consecutive months
- 4. Increased PHAS scoring from troubled to standard designation.

1313 of 3900

*** 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.

[Add/Delete/View Capital Improvements](#)

Winnebago County Housing Authority completed over 20 rehabs of scattered sites. The current 5-year plan was approved on May 20, 2024

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B.5 Most Recent Fiscal Year Audit.

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

[Add/Delete/View Audit Attachments](#)

(b) If yes, please describe:

▼ C. Other Document or Certification Requirements for Annual Plan Submissions.

Required in all submission years.

C.1 Resident Advisory Board (RAB) Comments.

* (a) Did the RAB(s) have comments to the PHA Plan? Y N

[Add/Delete/View RAB Comments](#)

(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, 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.

[HUD-50077-SL](#)

C.3 Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form HUD-50077-CRT-SM, 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.

HUD-50077-CRT-SM

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 ?

[Add/Delete/View Challenged Ele](#)

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 Â§ 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 Â§ 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item

Q v

Go

Actions v

+ Add Fair Housing Goal

Fair Housing Goal	Describe fair housing strategies and actions to achieve the goal	Created User	Last Updated User	Delete
In accordance with 24 CFR 903.7(o) (3), The Oshkosh Housing Authority certifies that it will affirmatively further fair housing by:	1 examining its programs or proposed programs, 2 identifying any impediments to fair housing within the programs 3. addressing those impediments in a reasonable fashion, given the resources availa...	Wendy Fromm	Wendy Fromm	

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[Add/Delete/View Additional Supporting Document 0](#)

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 03/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information

- A. Progress in meeting 5-year mission and goals
- B. Criteria for substantial deviation and significant amendments
- C. Other information requested by HUD

- 1. Resident Advisory Board consultation process
- 2. Membership of Resident Advisory Board
- 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
 7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
 9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Winnebago County, WI

WI213

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20_-20_

Annual PHA Plan for Fiscal Year 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: **MS Wendy Fromm**

Name of Board Chairman: **Robert Keller**

Signature

Date

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form identification: *WI213-Housing Authority of Winnebago County, WI form HUD-50077-CRT-SM (Form ID - 47) printed by Wendy Fromm in HUD Secure Systems/Public Housing Portal at 09/10/2024 02:04PM EST*