

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

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Eau Claire</u> PHA Code: <u>WI207</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>All information regarding the PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plans are available for inspection by the public at the Housing Authority office located at 203 South Farwell Street, Eau Claire, WI 54701. The PHA Plan will be posted on the City of Eau Claire Housing Authority website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>Because we believe that the goal of any enlightened community should be that all its families should have a suitable living environment and home and because we further believe that the elimination of slums and blight and the preservation of families and neighborhoods enhance the general welfare and security of all, we, the undersigned commissioners of the Eau Claire Housing Authority, declare the mission of the Eau Claire Housing Authority to be as follows:</p> <p>Consistent with the charge of the Eau Claire City Council, the mission of the Eau Claire Housing Authority (a public corporation) shall be to assist in providing suitable housing and an acceptable environment for the elderly, the handicapped, and the disadvantaged; to assist low-income homeowners with the rehabilitation of their own property; to encourage private investment in housing to help meet the housing needs of all citizens; and to minimize the burden on the city property taxpayer.</p> <p>In doing so, the Housing Authority shall act in an entrepreneurial manner, leveraging federal, state, and private funds as it assumes an active role in the renewal and growth necessary to assure that Eau Claire will be a prosperous and vital city for future generations.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <ol style="list-style-type: none"> 1. Increase the availability of decent, safe and affordable housing by continuing to have applicants ready to occupy Public Housing units as soon as they are ready, by operating tenant based rental assistance program/s, and by leveraging private or other public funds to complete acquisition and rehabilitation, conversion projects, or new construction of housing units for homeownership and/or affordable housing rental programs including relocation as needed. 2. Improve the quality of local housing by striving to maintain a “high performer” status in HUD’s Public Housing Assessment System (PHAS), enforcing HUD inspection standards (NSPIRE) on units assisted with tenant based rental assistance, renovating or modernizing public housing units as needed, and providing home rehabilitation loans using Community Development Block Grant funds and/or HOME Investment Partnership funds for home repairs and lead based paint hazard remediation and asbestos remediation activities. 3. Improve community quality of life and economic vitality by providing an improved living environment by subsidizing units in nearly all census tracts in the City of Eau Claire. 4. Ensure equal opportunity and affirmatively further fair housing by local advertising of fair housing laws, undertaking affirmative measures to ensure access to assisted housing and provide a suitable living environment for all families living in assisted housing, and undertaking affirmative measures to ensure accessible housing to persons with all types of disabilities regardless of unit size required. 5. Disposition of housing as needed, including 523 Hobart Street since the property is in excess of the Fair Cloth Limit for Public Housing.
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>The Housing Authority has achieved a “Standard Performer” status in the performance period. Over the last five years, the Housing Authority has replaced ranges and refrigerators at 21 units, dehumidifiers at 55 units, exterior doors were replaced at 6 scattered site and all units on Sunset Drive, replaced damaged concrete at 15 units, replaced siding at 4 units, boiler systems were replaced at 8 units, completed project to replace concrete aprons on properties at Sessions Court, ash tree removal of diseased trees at Sessions Court, Sunset Drive, and Fairmont, replaced all smoke and CO2 detectors to hardwired at all public housing units, replaced furnaces at 27 units on Runway Avenue, window replacement at 24 scattered site units, replaced retaining wall at 1 unit on Sunset Drive, replaced water heaters in 29 units, and replaced cabinets and countertops in 8 units.</p> <p>The Housing Authority continues to provide housing to the elderly and disabled through our participation in HUD’s Multi-Family program. Park Tower Apartments and Owen Rust Memorial Apartments are properties designated for those populations.</p> <p>The Housing Authority continues to run a Homeownership Program which offers homeownership opportunities to low income qualified first time homebuyers. In addition, the Housing Authority offers assistance with homeowner rehabilitation through the Community Development Block Grant and HOME Investment Partnership Program.</p> <p>So that the Housing Authority can assist our low income populations throughout the city, we continue to advertise for our programs (Public Housing, Park Tower Apartments, Owen Rust Memorial Apartments, Sub Rehab, Homeowner rehab) in various publications and periodicals for which there are no boundaries. Additionally, any homes purchased for our Homeownership Program are located in all parts of the city.</p>

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
Housing Authority of the City of Eau Claire

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the policies and procedures of the Housing Authority of the City of Eau Claire (herein called “HACEC”) regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the HACEC of all federally subsidized public housing and HOME TBRA – Tenant Based Rental Assistance programs under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the HACEC;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the HACEC, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the HACEC; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the HACEC.

III. Other HACEC Policies and Procedures

This Policy shall be referenced in and attached to the HACEC’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the HACEC’s Admissions and Occupancy Policies and HOME TBRA – Tenant Based Rental Assistance Program Administrative Plan. The HACEC’s annual public housing agency plan shall also contain information concerning the HACEC’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the HACEC, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

Domestic Violence – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

- B. *Dating Violence* – means violence committed by a person—
 - (1) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.
- C. *Stalking* – means –

- (1) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (2) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (1) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (2) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* The HACEC will not deny admission to public housing or to the HOME TBRA program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference.* Applicants for housing assistance from the HACEC will receive a preference in admissions by virtue of their status as victims of domestic violence. This preference is particularly described as follows: A ranking preference of five points in the selection of participants for federal preference holders. Evidence of past domestic violence incidents from a qualified third party shall be required. This preference is not applicable to victims of dating violence or stalking.

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the HACEC, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, the HACEC shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The HACEC will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents, and persons assisted under the HOME TBRA program have the following specific protections, which will be observed by the HACEC:

- (1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
- (2) In addition to the foregoing, tenancy or assistance will not be terminated by the HACEC as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- i) Nothing contained in this paragraph shall limit any otherwise available authority of the HACEC or a HOME TBRA owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither the HACEC nor a HOME TBRA manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- ii) Nothing contained in this paragraph shall be construed to limit the authority of the HACEC or a HOME TBRA owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or the HACEC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the HACEC or a HOME TBRA owner or manager, as the case may be, may transfer a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful applicant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence

be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the HACEC. Leases used for all public housing operated by the HACEC and, at the option of HOME TBRA owners or managers, leases for dwelling units occupied by families assisted with HOME TBRA administered by the HACEC, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, the HACEC or a HOME TBRA owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the HACEC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the HACEC. HOME TBRA owners or managers receiving rental assistance administered by the HACEC may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to the HACEC or to the requesting HOME TBRA owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to the HACEC or to the requesting HOME TBRA owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* - by providing to the HACEC or to the requesting HOME TBRA owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the HACEC, or a HOME TBRA owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of the HACEC, or a HOME TBRA owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the HACEC or to a HOME TBRA owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of HOME TBRA assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the HOME TBRA program administered by the HACEC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

	<p>A. <i>Application for transfer.</i> In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, the HACEC may, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or HOME TBRA tenant to a different unit within the HACEC’s jurisdiction in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.</p> <p>B. <i>Action on applications.</i> The HACEC will act upon such an application within 30 days of receipt.</p> <p>C. <i>No right to transfer.</i> The HACEC will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, the decision to grant or refuse to grant a transfer shall lie within the sole discretion of the HACEC, and this policy does not create any right on the part of any applicant to be granted a transfer.</p> <p>D. <i>Family rent obligations.</i> If a family occupying HACEC public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by the HACEC. In cases where the HACEC determines that the family’s decision to move was reasonable under the circumstances, the HACEC may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.</p> <p>X. Court Orders/Family Break-up</p> <p>A. <i>Court orders.</i> It is the HACEC’s policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the HACEC and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.</p> <p>B. <i>Family break-up.</i> Other HACEC policies regarding family break-up are contained in the HACEC’s Admissions and Occupancy Policies and its HOME TBRA Administrative Plan.</p> <p>XI. Relationships with Service Providers</p> <p>It is the policy of the HACEC to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If HACEC staff become aware that an individual assisted by the HACEC is a victim of domestic violence, dating violence or stalking, the HACEC will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the HACEC either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. The HACEC’s annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the HACEC has referral or other cooperative relationships.</p> <p>XII. Notification</p> <p>The HACEC shall provide written notification to applicants, tenants, and HOME TBRA owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.</p> <p>XIII. Relationship with Other Applicable Laws</p> <p>Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.</p> <p>XIV. Amendment</p> <p>This policy may be amended from time to time by the HACEC as approved by the HACEC Board of Commissioners.</p>
C.	Other Document and/or Certification Requirements.

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Statement of significant amendment or modification as defined by the Eau Claire Housing Authority would be an action by the Housing Authority that would provide changes that would require a board resolution. The following is a list of such changes the Housing Authority believes would require a board resolution, this list would include but is not limited to: Changes to rent or Admissions/Occupancy policies, changes to waiting list organization, new activities not currently outlined in the current 5-year plan, changes in the use of Capital Funding and any change involving the demolition of units or conversion activities.</p> <p>A significant amendment or modification is defined by the Eau Claire Housing Authority as:</p> <p>A. An amendment or modification that fundamentally changes the Eau Claire Housing Authority’s approach to providing affordable housing under the Public Housing Program.</p> <p>B. A significant change to the Eau Claire Housing Authority’s strategies for meeting the housing needs of families in its jurisdictions or</p> <p>C. A significant change in the planned use of financial resources greater than \$250,000.00.</p> <p>D. A change in policy pertaining to the operation of the Housing Authority related to major strategies to address housing needs and to major policies governing eligibility, selection, or admissions and rent determination will be considered significant amendments or modifications. All significant modifications require full public process.</p> <p>E. New program activities that are required or adopted to reflect changes in HUD regulation or are implemented due to national or local emergencies are exempted actions and will not be considered significant amendments or modifications to the 5-year or annual plan.</p> <p>F. Demolition and/or disposition activities, new or amended development plans, designation or conversion actions not currently identified in the 5-year plan may be considered significant amendments or modifications.</p> <p>G. Changes in existing policies which do not constitute major changes in the policy or change the essence of the policy will not be considered a significant amendment or modification.</p> <p>H. Changes allowed by HUD are not considered a significant amendment.</p> <p>Changes in the amounts, higher or lower, for existing items will not be considered a significant amendment or modification.</p> <p>A substantial deviation from the 5-year plan as defined by the Eau Claire Housing Authority would be any collective change in the planned use of federal funds for activities that would prohibit or redirect strategic goals or mission of sustaining decent, safe, and affordable housing as identified in the 5-year plan.</p> <p>This includes elimination or major changes in any activities, or policies provided in the agency plan that would momentarily affect services or programs provided residents.</p> <p>This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

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

D.1

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

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

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal: Affirmatively further fair housing by publishing advertisements in the local newspaper at least twice per year.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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

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

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

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

B. Plan Elements.

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

C. Other Document and/or Certification Requirements.

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

C.2 Resident Advisory Board (RAB) comments.

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

C.3 Certification by State or Local Officials.

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

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

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

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Housing Authority of the City of Eau Claire
Physical Needs Assessment: Public Housing – 110 units

Conducted June 7-10th, 2024

General Projects

Landscaping – Ash tree removal (50 trees)
Air conditioning installation and equipment – all units (sleeves already installed on Sunset Dr. and Sessions Ct. locations)
Sunset shop – re-do driveway and widen overhead garage door
Water/sewer laterals – as needed
Furnaces (40)
Lead risk assessments/clearance testing (30)
Lead Abatement (10)
Flooring – upgrade to vinyl planking for modernization (80) kitchen floors only on Runway units (30)
Weatherization activities (energy audits and efficiency improvements) – all units
Radon testing and mitigation activities – all units (testing) as needed (mitigation)
Playground equipment – Sessions Ct. x 2 and Sunset Dr. x 2 – remove and replace
Smoke/CO2 Detectors
Doors/trim
Plumbing replacements
Porch replacements
Cabinet/countertop replacements (30)
Landscape improvements
Range replacements (30)
Refrigerator replacements (30)
Dehumidifier replacements (30)
Water Heaters (50)
Roof replacements
Window replacements
Window treatments
Siding
Concrete/asphalt replacement
Unit modernization

Back/Front Steps (concrete replacement)

3344 Runway – back	3314 Runway – back
3346 Runway – back	3312 Runway – back
3339 Runway – front	3120 Runway – back
3337 Runway – front	3118 Runway – back
3345 Runway – back	2731 S. Slope – front and rear/side steps
3347 Runway – back	1903 Omaha – front
3337 Runway – back	615 Hobart – front retaining wall and steps
3339 Runway – back	521 Niagra – front
3330 Runway – back	2705 3 rd St. – partial retaining walls by stairs
3328 Runway – back	2806 Hallie Ln. – front

Concrete

2814 Arbutus – tear up driveway and pour new concrete
1621 Altoona – add parking pad
455 W. Grand Ave – tear up driveway and pour new concrete
462 W. Grand Ave – tear up driveway and pour new concrete
2729 3rd St. – tear up driveway and pour new concrete
Sunset shop – tear up driveway and pour new concrete

Doors/Trim

3344 Runway Ave. – screen doors	2731 S. Slope – interior doors/trim
3346 Runway Ave. – screen doors	1903 Omaha – interior doors/trim
3339 Runway Ave. – screen doors	1422 Omaha – interior doors/trim
3337 Runway Ave. – screen doors	Sessions Ct. – wood trim/cap on stair rail (10 units)
2841 Solem – interior doors/trim	

Siding

3031 Runway Ave. – garage
3033 Runway Ave. – garage
2824 4th St. – full house

Overhead garage door and trim

3345 Runway Ave.
1633 Summit

Sealcoat blacktop

Roadway at Sessions Ct.	1527 E. Madison St.
3047 Terry Ln.	1904 Bellevue
2849 Abbe Hill	1021 Summit
2731 S. Slope	Parking Pads on all Runway units

Landscaping

2849 Abbe Hill – remove 3 ash trees
1422 Omaha – remove 1 ash tree
1817 Babcock – window wells in rear and re-landscape
2804 Hallie Ln. – tree trimming

Window replacements

1903 Omaha	2814 Arbutus Dr.
732 Fall St.	1226 Fairmont Ave.
1422 Omaha	2804 Hallie Ln.
1021 Summit	2806 Hallie Ln.
1703 Rist	3309 Midway St.
2140 Ohm	4617 White Ave.
1821 Altoona Ave	4619 White Ave.
1033 3 rd Ave	2731 S. Slope Terrace
1035 3 rd Ave	2841 Solem Ln.
1806 Babcock	2718 Starr Ave.
1904 Bellevue	All Runway units (in 2029)

Roofing

2814 Arbutus – garage

3024-3026 Runway Ave.
3211-3213 Runway Ave.
3118-3120 Runway Ave.

Porch – Resurfacing

732 Fall St. – front
1633 Summit – front and rear
625 Hobart – rear

909 S. Barstow – front
455 W. Grand Ave. – front
462 W. Grand Ave. - front

Plumbing – replace galvanized pipes

1527 E. Madison
1703 Rist (also modernize laundry plumbing)
1821 Altoona Ave.
1621 Altoona Ave.
921 Summer St.
821 E. Grand Ave.

Misc. – Bilco doors (outside basement access)

565 N. Dewey
1621 Altoona Ave.

Bathroom improvements

1226 Fairmont – accessible shower
1033 3rd Ave – tub surround
1035 3rd Ave – tub surround
Tub surrounds at scattered sites for modernization

Mudjacking

1703 Rist – front steps
1817 Babcock – rear sidewalk
2824 4th St. – rear driveway

Sewer Lateral

1621 Altoona Ave.