

<b>5-Year PHA Plan (for All PHAs)</b>	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.

<b>A.</b>	<b>PHA Information.</b>																																				
A.1	<p>PHA Name: Sheboygan Housing Authority _____ PHA Code: WI047 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 _____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="183 1251 1437 1883"> <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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
B.1	<p><b>Mission.</b> The SHA's mission is to provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>
B.2	<p><b>Goals and Objectives.</b> Addressing CCMR findings: Resolve 100% of CCMR findings by conducting internal audits, updating policies, and implementing corrective action plans by June 2025. Technical Assistance for staff, training, partner with HUD, Implementing QC checks for improved programs performance.</p> <p><b>Occupancy rate:</b> Continue to ensure that occupancy at PH units is at 99%, Conduct targeted outreach to fill vacant units., Streamline the application and lease-up process.</p> <p><b>Enhancing Financial Management:</b> Achieve accurate and timely financial reporting with zero errors within one year in all HUD systems and PHA systems.</p> <p><b>Boosting Resident Satisfaction:</b> Create a Resident Advisory Board to gather input and address concerns, Improve maintenance response times.</p> <p><b>Strengthening HCV and PH Program Performance:</b> Provide targeted training for staff managing the voucher program, implement a waitlist management system to ensure prompt voucher issuance, Utilize HUD's online learning tools and resources.</p> <p><b>SEMAP:</b> Become a "High Performer"</p>
B.3	<p><b>Progress Report.</b> Improved PH Occupancy Rate: Increased from 91% to 99% in 2024.</p> <p><b>Improved unit turnaround time:</b> By implementing improved maintenance workflows decreased the unit turnaround time to 30 days.</p> <p><b>Increase in PBV, RFP for new 8 PBV units.</b></p> <p><b>Due to Funding</b> the security camera project was delayed. SHA plan is to update one to two cameras (or more) at time, depending on what funding is available.</p> <p><b>Due to a procurement issue-</b> the bid for Kitchen remodel was delayed. SHA now has a contractor in place to remodel 16 kitchens. The end goal is to remodel 105 kitchens in next 5+ years.</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> SHA updated and implemented VAWA policies to include human trafficking to comply with VAWA 2022. SHA has an emergency transfer plan in place and will work with the victims of Domestic Violence to ensure safety for all household members.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>

C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) <b>SHA held a public hearing on Monday, October 21, 2024. Eleven residents attended the hearing. The items discussed were the kitchen remodel, security cameras, and ACOP policy change. See attached public hearing notes.</b></p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

**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(e) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

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**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)