2/28/25, 10:43 AM HUD-50075-5YR

Status: Created

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 09/30/2027

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	PHA Name: White County Hous PHA Plan for Fiscal Year Beginnin The Five-Year Period of the Plan (Plan Submission Type 5-Year Availability of Information. In additional identify the specific location(s) wher available for inspection by the public PHA policies contained in the standa updates, at each Asset Management I on their official websites. PHAs are at How the public can access this PH. Street, Crossville, IL. The Office how White County Housing Authority we PHA Consortia: (Check box if surprise PHAs Consortia: (Check box if surprise PHAs)	g: (MM/YYYY): i.e., 2019-2023): r Plan Submission ition to the items life the proposed PHe. Additionally, the urd Annual Plan, by Project (AMP) and also encouraged to A Plan: They will urs are Monday the obsite www.whitee	2025-2029 Revised 5-Year Plan Submissisted in this form, PHAs must have the IA Plan, PHA Plan Elements, and all the PHA must provide information on but excluded from their streamlined such the main office or central office of the provide each resident council a copy the beable to access the PHA Plan in the tru Thursday (8:00 a.m. to 4:00 p.m.)	ne elements listed below readily avainformation relevant to the public low the public may reasonably obtainssions. At a minimum, PHAs in the PHA. PHAs are strongly encourly of their PHA Plans.	nearing and proposed PHA Plan are in additional information on the nust post PHA Plans, including aged to post complete PHA Plans Office, located at 500 Fourth
B.	Plan Elements. Required for all PHAs completing this form.				
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. The Housing Authority of the County of White mission is to ensure good quality, safe, sanitary and affordable housing for low, very low and extremely low-income families throughout the communities of White County over the next five years in an ethical, non-discriminatory and professional manner. The White County Housing Authority is committed to partnering with residents, the community and government leadership.				
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. 1) Reduce vacancies by creating relationships with current residents and understanding the needs of applicants. 2) Improve the performance of PHA through support from PHA field personnel and White County Housing Authority Board of Commissioners. 3) Seek Problem-solving partnerships with PHA, residents, communitities, and government leadership. 4) Act as an agent for change when performance is not capable or committed to improvement. 5) Follow HUD standards and regulations, perform preventative maintenance to eliminate the need for costly maintenance and repairs, keep a good line of communication with the families to support the PHA mission, comply with fair housing laws, inspect units for deficiencies to continue to meet the health and safety goals for families and provide a safe living environment that allows families to focus on their family needs.				
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. 1) The Housing Authority is at 96% occupancy and recognizes residents and applicants are our ultimate customers. 2) PHA Management meets monthly with the HUD field office PHA team for support and the Board of Commissioners monthly to audit various aspects of the PHA operations, property management, resident services, financial reporting, compliance and maintenance status. 3) The Housing Authority has created partnerships with local community agencies to assist residents with family or financial needs, so that they are able to remain in their homes. 4) The Housing Authority has actively promoted and facilitated a positive change with the residents and community by identifying issues, proposing solutions, inspiring others, and taking concrete steps to implement new ideas to transform and improve the challenges of the status quo for better practices. 5) The Housing Authority received a 99% NSPIRE Inspection result in 2024 and will continue to work hard to maintain the HUD Standards by ensuring Equal Opportunity in Housing for all Americans and meet the resident's needs through education and communication regardless of race, color, religion national origin, sex familial status and disability.				

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	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.				
B.4	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. The PHA will provide protections under VAWA to its current tenants as well as applicants. The Equal Housing Opportunity outlines protections under the Act; Definitions, Prohibition of Denial and Termination, Confidentiality, Notifications, Documentation requirements, Terminations, Remedies, and record retention. Applicants who otherwise qualify for assistance or admission will not be denied admission on the basis that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. VAWA does not limit PHA's authority to deny assistance to an individual or family that is not otherwise qualified or eligible for assistance. Also, the Housing Authority provides a brochure explaining the Violence Against Women Act of 2013 during lease orientation to every tenant.				
C.	Other Document and/or Certification Requirements.				
	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.				
C.1	The White County Housing Authority (WCHA) defines substantial deviations or significant amendments/modifications as discretionary changes in the plans or policies of the WCHA that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners. The Housing Authority of the County of White reserves the right to full fungibility in the accomplishment of its goals and objectives in the capital improvement plan. Funds from one year's plan may be utilized to accomplish any work item scheduled during the 5-year Plan and shall not be considered a substantial deviation. Any excess funds remaining after completion of the scheduled work items for the annual plan year may be utilized for a future year's planned work items or transferred into the operations account. This shall not be considered a substantial deviation. Capital Funds may be transferred into Operations at any time to prevent the Housing Authority from being designated as financially troubled. A change to rent or admission policies, additions of non-emergency items, other than transfers to operations, not included in the current Annual Statement of Five-Year Action Plan, shall not be considered a significant amendment. An exception to this definition will be made of the above are adopted to reflect changes in HUD Regulatory requirements or State laws. Such changes will not be considered amendments. In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be a significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.				
	Resident Advisory Board (RAB) Comments.				
C.2	(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N (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				
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.				
	Required Submission for HUD FO Review.				
C.4	(a) Did the public challenge any elements of the Plan? Y □ N ✓ (b) If yes, include Challenged Elements.				
D.	Affirmatively Furthering Fair Housing (AFFH).				
	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	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.				

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