

PHA Plans for the Housing Authority of the City of Freeport Five-Year/Annual Plan for FYB 2025

Rachel Greenwood, Interim Executive Director

FYB April 1, 2025

FINAL DRAFT



Presented by:

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**5-Year PHA Plan
(for All PHAs)**U.S. Department of Housing and Urban
Development
Office of Public and Indian HousingOMB No. 2577-0226
Expires 03/31/2024

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

A PHA Information.**A.1 PHA Name:** Housing Authority of the City of Freeport**PHA Code:** IL029**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 04/2025**The Five-Year Period of the Plan (i.e., 2019-2023):** 2025-2029**PHA Submission Type:** ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

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.

The following are the specific locations where the public may obtain copies of the 2025 5-Year PHA Plan:

- Administrative Office – 1052 West Galena Avenue, Freeport, IL 61032
- AMP 2 – Westview Apartment, Douglas Village Apartments and Gilmore Apartments
- Westview Office – 1425 Westview Rd., Freeport, IL 61032

☐ **PHA Consortia:** (Check box if submitting a joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

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>The Housing Authority of the City of Freeport is committed to building strong communities safely by providing quality housing and empowerment opportunities to families in partnership with community resource providers.</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>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ <i>Reduce public housing vacancies</i> ▪ <i>Acquire or build units or developments</i> <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ <i>Improve public housing management (PHAS score)</i> ▪ <i>Increase customer satisfaction</i> ▪ <i>Renovate or modernize public housing units</i> ▪ <i>Demolish or dispose of obsolete public housing</i> ▪ <i>Provide replacement public housing</i> <p>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ <i>Conduct outreach efforts to potential voucher landlords</i> ▪ <i>Implement public housing or other homeownership programs</i> <p>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ <i>Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments</i> ▪ <i>Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments</i> ▪ <i>Implement public housing security improvements</i>

B.2	<p>PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"> ▪ <i>Provide or attract supportive services to improve assistance recipients' employability</i> <p>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"> ▪ <i>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</i> ▪ <i>Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability</i> <p>OTHER PHA GOALS AND OBJECTIVES (list below)</p> <p><i>HACF is planning to transition to Rental Assistance Demonstration Program in CY 2025. Under RAD, multiple HACF conventional public housing units may be converted to Project-Based Rental Assistance (PBRA). Through RAD, the developments will be updated with appliances, furnaces, plumbing, windows, shower upgrades, cabinetry, exterior siding, curb appeal. These upgrades will provide safe, affordable, comfortable and efficient housing environment for our residents.</i></p> <p><i>HACF is working with community partner, local agencies and resources, partners will be invited to participate in events with our residents which include: Pizza with Police and a Resident Watch Program.</i></p>
B.3	<p><u>Progress Statements.</u> 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><u>Goals/Objectives</u></p> <p>Relocation of residents from the AMP 11 – Parkside apartments of 71 units.</p> <p><u>Progress Statement:</u></p> <p><i>AMP 11 of Parkside with 71 units were disposed of as of September 9, 2024. Demolition of 3 buildings at Westview has been Board approved as of July 31, 2025.</i></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.

HACF Policy

The HACF will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it.

A notice of occupancy rights under VAWA to public housing program applicants and residents who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380):

- A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation
- A copy of the PHA's emergency transfer plan
- A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY)
- Contact information for local victim advocacy groups or service providers

The HACF will provide all applicants with information about VAWA at the time they request an application for housing assistance. The HACF will also include such information in all notices of denial of assistance.

The HACF will provide all tenants with information about VAWA at the time of admission and at annual reexamination. The HACF will also include such information in all lease termination notices.

Whenever the HACF has reason to suspect that providing information about VAWA to a public housing tenant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the HACF may decide not to send mail regarding VAWA protections to the victim's unit if the HACF believes the perpetrator may have access to the victim's mail, unless requested by the victim.

When discussing VAWA with the victim, the HACF will take reasonable precautions to ensure that no one can overhear the conversation such as having conversations in a private room.

The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

Any request for documentation of domestic violence, dating violence, sexual assault, or stalking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on

B.4	<p>where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.</p> <p>The HACF may, in its discretion, extend the deadline for 10 business days. In determining whether to extend the deadline, the PHA will consider factors that may contribute to the victim's inability to provide documentation in a timely manner, including cognitive limitations, disabilities, limited English proficiency, absence from the unit, administrative delays, the danger of further violence, and the victim's need to address health or safety issues. Any extension granted by the HACF will be in writing.</p> <p>Once the victim provides documentation, the HACF will acknowledge receipt of the documentation within 10 business days.</p> <p>If presented with conflicting certification documents from members of the same household, the HACF will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(e) and by following any HUD guidance on how such determinations should be made. When requesting third-party documents, the HACF will provide contact information for local domestic violence and legal aid offices. In such cases, applicants or tenants will be given 30 calendar days from the date of the request to provide such documentation.</p> <p>If the HACF does not receive third-party documentation within the required timeframe (and any extensions) the HACF will deny VAWA protections and will notify the applicant or tenant in writing of the denial. If, as a result, the applicant or tenant is denied or terminated from the program, the HACF will hold separate hearings for the applicants or tenants.</p> <p>If the HACF accepts an individual's statement or other corroborating evidence (as determined by the victim) of domestic violence, dating violence, sexual assault, or stalking, the HACF will document acceptance of the statement or evidence in the individual's file.</p> <p>If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the HACF will inform the victim before disclosure occurs so that safety risks can be identified and addressed.</p>
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C.	Other Document and/or Certification Requirements.
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><u>Substantial Deviation</u></p> <ul style="list-style-type: none"> ▪ <i>Additions or deletions of Strategic Goals</i> ▪ <i>Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.</i> <p><u>Significant Amendment/Modification</u></p> <ul style="list-style-type: none"> ▪ <i>Any change to rent or admissions policies or organization of the waiting list;</i> ▪ <i>Additions of any non-emergency* work items (items not included in the latest approved Capital Fund Annual Statement or 5-Year Action Plan); and</i> ▪ <i>Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities.</i> <p><i>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.</i></p> <p><i>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</i></p> <p><i>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</i></p> <p><i>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</i></p>
C.2	<p>Resident Advisory Board (RAB Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? <i>(See attachment il029a01)</i></p> <p>Y N <input type="checkbox"/> <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. <i>N/A</i></p>

C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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>Required Submission of HUD FO Review</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH). (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><i>Fair Housing Goal: Engage underserved and underreported communities in civic participation efforts and provide them with access to resources and opportunities that support their economic and social well-being.</i></p> <p><i>Action: HACF has/will support resident training and workshops and provide staffing or access to facilities for community involvement and activities. Also, work with local law enforcement to implement programs such as Pizza with Police.</i></p> <p><i>Fair Housing Goal: Provide more housing and support services for low-income people with disabilities.</i></p> <p><i>Action: HACF will continue to be an active community participant with local non-profits and the City of Freeport, to ensure all affordable buildings have access to staff members for necessary support and resources.</i></p>

D.1	<p><i>Fair Housing Goal: Provide more housing with upgraded improvements (i.e., showers, cooling modifications in affordable buildings).</i></p> <p><i>Action: HACF will continue to explore the RAD conversion of units to implement these.</i></p>
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Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
<p>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.</p> <p>Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA <u>do not</u> need to submit this form.</p> <p>Definitions.</p> <ol style="list-style-type: none"> (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 higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (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 exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – A PHA that administers more the 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 exceeds 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 the City of Freeport</u> PHA Code: <u>IL029</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Public Housing (PH) Units: <u>196</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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. 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> The following are the specific locations where the public may obtain copies of the 2025 Annual PHA Plan: <ul style="list-style-type: none"> ▪ Administrative Office – 1052 West Galena Avenue, Freeport, IL 61032 ▪ AMP 2 – Westview Apartment, Douglas Village Apartments and Gilmore Apartments ▪ Westview Office – 1425 Westview Rd., Freeport, IL 61032 </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; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 20%;">Program(s) in the Consortia</th> <th style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</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	Programs Not in the Consortia	No. of Units in Each Program						PH	HCV	Lead HA:																							
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B	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><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):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total:</i></p> <p><i>Extremely Low Income:</i></p> <p><i>Very Low Income:</i></p> <p><i>Low Income:</i></p> <p><i>Families with children:</i></p> <p><i>Elderly Families:</i></p> <p><i>Families with Disabilities:</i></p> <p><i>White:</i></p> <p><i>Black/African American:</i></p> <p><i>Hispanic:</i></p> <p><i>Bedrooms:</i></p> <p><i>1 BR:</i></p> <p><i>2 BR:</i></p>

B.1

3 BR:

4 BR:

Strategies for Addressing Housing Needs:

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- *Reduce turnover time for vacated public housing units*
- *Reduce time to renovate public housing units*

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- *Apply for additional public housing units should they become available*

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30% of AMI by:

- *Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing*
- *Adopt rent policies to support and encourage work*

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- *Employ admissions preferences aimed at families who are working*
- *Adopt rent policies to support and encourage work*

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- *Affirmatively market to local non-profit agencies that assist families with the elderly*

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- *Affirmatively market to local non-profit agencies that assist families with disabilities*

Reason for Selecting Strategies:

- *Funding constraints*
- *Limited availability of sites for assisted housing*
- *Extent to which particular housing needs are met by other organizations in the community*

B.1

- *Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA*
- *Influence of the housing market on PHA programs*
- *Community priorities regarding housing assistance*
- *Results of consultation with local or state government*
- *Results of consultation with residents and the Resident Advisory Board*
- *Results of consultation with advocacy groups*

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Eligibility:

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- *Criminal or Drug-related activity*
- *Rental history*
- *Housekeeping*

Occupancy:

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- *PHA-resident lease*
- *The PHA's Admissions and Continued Occupancy Policy*
- *PHA's briefing seminars or written materials*

Residents must notify the PHA of changes in family composition:

- *At an annual reexamination and lease renewal*
- *At any time family composition changes*
- *At family request for revision*

Deconcentration and Income Mixing:

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have an average income that falls above or below the Established Income Range.

B.1

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources		

Rent Determination**Rent Re-determinations:**

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- *Any time the family experiences an increase/decrease in income*
- *Any time a change in family composition occurs*

B.1

Flat Rents:

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- *Survey of similar unassisted units in the neighborhood*
- *Guidelines found in the 2015 Appropriations Act in determining the Public Housing Flat Rent schedule. The PHA will establish a flat rent for each public housing unit that is no less than 80% of the applicable Fair Market Rent (FMR)*

Operation and Management

PHA Management Structure:

The Executive Director directs the day-to-day management and operation of the Housing Authority with the assistance of the following lead staff:

- *FSS Coordinator*
- *Property Operations Manager*
- *Assistant Property Manager*
- *Administrative Specialist*
- *Executive Office Administrator*
- *Director of Facilities & Maintenance*
- *Maintenance Technician*
- *Maintenance Technician & On-Call Maintenance*

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	<i>160</i>	<i>10</i>
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

Management and Maintenance Policies:

Public Housing Management:

- *Admissions and Continued Occupancy Policy (ACOP)*
- *Pet Policy*
- *Community Service Policy*
- *Smoke Free Policy*
- *VAWA Policy*

B.1

- *Housekeeping Standards and Trash Collection Policy*
- *HACT Lessee's Grievance Policy*
- *Emergency Action Plan Policy*
- *Lead Base Paint Policy*
- *Fair Housing Booklet*

Community Service and Self-Sufficiency Programs

PHA Coordination with the Welfare (TANF) Agency:

Other coordination efforts between the PHA and TANF agency include:

- *Client referrals*
- *Information sharing regarding mutual clients (for rent determinations and otherwise)*
- *Coordinate the provision of specific social and self-sufficiency services and programs to eligible families*

Services and programs offered to residents and participants by the PHA:

Self-Sufficiency Policies:

The PHA will employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- *Public housing rent determination policies*
- *Public housing admissions policies*

Economic and Social Self-Sufficiency Programs:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

Family Self-Sufficiency Programs:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 08/29/2025)
Public Housing		6
Section 8	N/A	N/A

B.1

Welfare Benefit Reductions:

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- *Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies*
- *Informing residents of new policy on admission and reexamination*
- *Actively notifying residents of new policy at times in addition to admission and reexamination*
- *Participating with an established cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services*

Community Service Implementation Report:

- Number of tenants required to perform community service: ____
- Number of tenants performing community service: ____
- Number of tenants granted exemptions: ____
- Number of tenants in non-compliance: ____
- Number of tenants terminated/evicted due to non-compliance: _

Safety and Crime Prevention

Need for measures to ensure the safety of public housing residents:

Description of the need for measures to ensure the safety of public housing residents.

- *High incidence of violent and/or drug-related crime in some or all of the PHA's developments*
- *High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments*
- *Resident fearful for their safety and/or the safety of their children*
- *Observed lower-level crime, vandalism and/or graffiti*
- *People on the waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime*

Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- *Safety and security survey of residents*
- *Resident reports*
- *PHA employee reports*
- *Police reports*

Developments that are most affected:

- *All developments*

B.1	<p>Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.</p> <p>List of crime prevention activities:</p> <ul style="list-style-type: none"> ▪ <i>Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities</i> ▪ <i>Crime Prevention Through Environmental Design</i> ▪ <i>Activities targeted to at-risk youth, adults, or seniors</i> <p>Developments that are most affected:</p> <ul style="list-style-type: none"> ▪ <i>All developments</i> <p>Coordination between PHA and the police.</p> <p>Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:</p> <ul style="list-style-type: none"> ▪ <i>Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan</i> ▪ <i>Police provide crime data to housing authority staff for analysis and action</i> ▪ <i>Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)</i> ▪ <i>Police regularly testify in and otherwise support eviction cases</i> ▪ <i>Police regularly meet with the PHA management and residents</i> ▪ <i>Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services</i> <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><u>Substantial Deviation</u></p> <ul style="list-style-type: none"> ▪ <i>Additions or deletions of Strategic Goals</i> ▪ <i>Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.</i> <p><u>Significant Amendment/Modification</u></p> <ul style="list-style-type: none"> ▪ <i>Any change to rent or admissions policies or organization of the waiting list;</i> ▪ <i>Additions of any non-emergency* work items (items not included in the latest approved Capital Fund Annual Statement or 5-Year Action Plan); and</i> ▪ <i>Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities.</i> <p><i>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.</i></p>
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B.1	<p><i>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</i></p> <p><i>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</i></p> <p><i>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</i></p> <p>(c) The PHA must submit its Deconcentration Policy of Field Office review. <i>(See attachment il029b01)</i></p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><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</p>

B.2 Demolition and/or Disposition

The PHA does plan to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: <i>Westview</i>
1b. Development (project) number:
2. Activity type: <i>Demolition</i> <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) <i>Approved</i> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <i>approved</i> , submitted, or planned for submission: <i>July 1, 2022</i>
5. Number of units affected: <i>18</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> <i>Part of the development</i> <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>September 15, 2025.</i> b. Projected end date of activity: <i>November 30, 2025.</i>

Conversion of Public Housing to Project-Based Assistance under RAD

The PHA is planning to convert Public Housing to Project-Based Assistance under RAD>

Occupancy of Over-Income Families

Significant Amendment to the PHA Plan: Public Housing Income Limit

Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families.

After a family's income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family's tenancy within 6 months of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.

B.3	<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.</p> <p><u>Mission</u></p> <p>The Housing Authority of the City of Freeport is committed to building strong communities by providing quality housing and empowerment opportunities to families in partnership with community resource providers.</p> <p><u>Goals/Objectives</u></p> <p>Relocation of residents from the AMP 11 – Parkside apartments of 71 units.</p> <p><u>Progress Statement:</u></p> <p><i>AMP 11 of Parkside with 71 units were disposed of as of September 9, 2024. Demolition of 3 buildings at Westview has been Board approved as of July 31, 2025.</i></p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>08/12/2025</u></i></p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>

C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment il029a01)</i></p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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. <i>N/A</i></p>
C.2	<p>Certification by State or Local Officials.</p> <p><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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-ST-HCV-HP, 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>
C.4	<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.</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>If yes, include Challenged Elements. <i>N/A</i></p>

C.5	<p>Troubled PHA.</p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
D.	<p>Affirmatively Furthering Fair Housing.</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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><i>Fair Housing Goal: Engage underserved and underreported communities in civic participation efforts and provide them with access to resources and opportunities that support their economic and social well-being.</i></p> <p><i>Action: HACF has/will support resident training and workshops, and provide staffing or access to facilities for community involvement and activities. Also, work with local law enforcement to implement programs such as Pizza with Police.</i></p> <p><i>Fair Housing Goal: Provide more housing and support services for low-income people with disabilities.</i></p> <p><i>Action: HACF will continue to be an active community participant with local non-profits and the City of Freeport, to ensure all affordable buildings have access to staff members for necessary support and resources.</i></p> <p><i>Fair Housing Goal: Provide more housing with upgraded improvements (i.e., showers, cooling modifications in affordable buildings).</i></p> <p><i>Action: HACF will continue to explore the RAD conversion of units to implement these.</i></p>

Attachment: il029b01

Housing Authority of the City of Freeport

Deconcentration Policy

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)]. Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation 124 CFR 903.2(c)(I)

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

HACF Policy

The HACF will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

HACF Policy

The HACF will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances, the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities.
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments.
- Establishing a preference for admission of working families in developments below the EIR.
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration.
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(C)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement, and no further action is required.

HACF Policy

For developments outside the EIR the HACF will take the following actions to provide for deconcentration of poverty and income mixing:

- The Housing Authority of the City of Freeport will use any of the above recommendations to be consistent and nondiscriminatory with its selections from the wait list. The HACF will check the need for deconcentration annually and remedy as needed.