**Status: Created**

| 5-Year PHA Plan *(for All PHAs)* | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing | OMB No. 2577-0226<br>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: HA City of Anacortes** **PHA Code: WA010**
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): **04/2025**
**The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029**
**Plan 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**How the public can access this PHA Plan:** Available for view in the Housing Authority of the City of Anacortes office.

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

| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | |
|---|---|---|---|---|---|
| | | | | PH | HCV |

## 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 City of Anacortes mission is to assist qualified families and individuals achieve greater stability and self-reliance by providing safe, affordable quality housing and links to community services.**

**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.

**The Housing Authority of the City of Anacortes recognizes the resident as our ultimate customer. The PHA is continually improving our management and service delivery efforts through oversight, assistance and selective intervention by highly skilled, diagnostic and result-oriented personnel. The PHA has adopted a problem solving partnership with our residents, community and government leaders. A. Maintain all Public Housing units in the best possible condition under NSPIRE. B. Sign up and implement the NSPIE demonstration across Public Housing portfolio. C. Maintain Public Housing with a 90% occupancy rate or better. D. Collect rent in Public Housing at a 90% rate or better. D. Use available local and federal dollars to improve the condition of the Public Housing units. F. Expand and develop additional affordable housing options via local, private and federal dollars. G. Create positive public awareness to expand the level of family, owner, and community support in accomplishing the PHA's mission. H. Maintain a high level of standards and professionalism in our day-to-day management of all program components. I. Administer an efficient, high performing agency through continuous improvement of the PHA's support systems and commitment to our employees and their development. J. Obtain High Performer status in the Public Housing program. K. Leverage capital funds with local dollars to improve the Public Housing properties. L. Review all non-component properties for re Syndication or redevelopment. The Anacortes Housing Authority will modernize its scattered-site public housing to fix deferred maintenance and meet NSPIRE safety standards. Because scattered sites are challenging to manage, we will temporarily place eligible units into a planned vacant status to protect these properties while work is completed. We plan to rehabilitate approximately 5 units per grant year using Capital Fund Program (CFP) allocations from 2025, 2026-2030. Per 24 CFR 990.145, work on these units will start within two federal fiscal years of the funds becoming available.**

**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.

**The Housing Authority of the City of Anacortes is committed to providing quality, affordable housing that is decent and safe to eligible families in the community. A. We strive to make the best of all available resources so that our residents may live in an environment that is clean, safe and attractive. B. Making an effort to instill pride and a desire for an enhanced quality of life for our residents. C. We are committed to serving our residents and the entire**

| | |
|---|---|
| | **community in a manner that demonstrates professional courtesy, respect and caring. D. The PHA has created a positive public awareness and expanded level of tenant, owner and community support in accomplishing the PHA's mission and goals. E. The PHA has maintained a high level of standards in our day-to-day management across all lines of business. F. The PHA has ensured that all units meet or exceed NSPIRE minimum standards and that all tenants pay fail and reasonable rents per program guidelines. G. The PHA operates its Public Housing program at the highest possible standard by focusing on curb appeal, reducing unit turnaround time, improved occupancy percentage, and a very high rent collection rate. H. The PHA built 5 affordable housing units to rent at a reduced rate to increase affordable housing options. I. The PHA purchased 7 affordable housing units to rent at a reduced rate to increase affordable housing options.** |
| **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.<br><br>**The PHA is concerned about the safety of its residents, and such concern extends to residents who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of the PHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. If the PHA has no safe units available for which a tenant who needs an emergency transfer is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, the PHA will also assist in contracting local organizations aiding victims of domestic violence, dating violence, sexual assault or stalking. A. The PHA supports the goals of the VAWA Amendments and complies with its requirements. B. The PHA will continue to administer its housing programs in ways that support and protect applicants and participants who may be victims of domestic violence, dating violence, sexual assaults and/or stalking. C. The PHA will inform all applicants and participants that the VAWA legislation "protects qualified tenants and families members who are victims of domestic violence, dating violence, sexual assault and stalking from being evicted based on acts such as violence against them". D. The PHA will continue to develop policies and procedures as needed to update and implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking as those criminal activities may affect the applicants and participants in the PHA's housing programs** |
| **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.<br><br>**or substituting an entire different set of activities to achieve the goal. Significant amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g. policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out. Under this PHA Annual Plan, the PHA is clarifying that any change required to comply with state or federal rule, law, or regulation, where the PHA is not able to adopt discretionary, would not be considered a significant amendment. However, the PHA would continue to work with residents and staff for comments.** |
| **C.2** | **Resident Advisory Board (RAB) Comments.**<br><br>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?<br>Y ☐ N ☐<br>(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.**<br><br>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.**<br><br>(a) Did the public challenge any elements of the Plan?<br>Y ☐ N ☐<br>(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.)**<br><br>**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.** |

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.

**Form identification:** WA010-HA City of Anacortes form HUD-50075-5Y (Form ID - 4972) printed by Crystal Simpson in HUD Secure Systems/Public Housing Portal at 10/28/2026 04:48PM EST