

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	PHA Name: <u>The Housing Authority of the City of Huntsville</u> PHA Code: <u>AL047</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The Huntsville Housing Authority's Annual and Five-Year PHA Plans, including all required attachments and supporting documents, are available for public review and inspection at the Huntsville Housing Authority's Administrative Office, 200 Washington Street NE, Huntsville, Alabama 35801, during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. Copies of the PHA Plan are also available for review at Asset Management Project (AMP) management offices located throughout the City of Huntsville. The PHA Plan is posted electronically on the Huntsville Housing Authority's official website at www.huntsvillehousing.org. Members of the public who are unable to access the plan online or in person may request a copy by contacting the Huntsville Housing Authority at (256) 539-0779. Reasonable accommodations and accessible formats are available upon request. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <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> </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						
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B.	Plan Elements. Required for all PHAs completing this form.														

B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. Mission – Huntsville Housing Authority The mission of the Huntsville Housing Authority (HHA) is to expand access to safe, decent, and affordable housing while promoting resident self-sufficiency, community engagement, and sustainable neighborhoods. Over the next five years, HHA is committed to serving the needs of low-, very low-, and extremely low-income families within its jurisdiction, including seniors, persons with disabilities, and families experiencing homelessness or housing instability. HHA's mission includes: 1. Providing Affordable Housing Opportunities: o Ensure the availability of public housing and Housing Choice Voucher (HCV/Section 8) assistance for eligible families, maintaining high occupancy rates and fair access to units. o Promote housing choice and mobility to allow families to access neighborhoods of opportunity. 2. Maintaining Safe and Quality Housing: o Preserve and modernize public housing assets through capital improvements, energy efficiency initiatives, and life/safety upgrades. o Implement proactive maintenance and environmental health measures to ensure resident well-being. 3. Supporting Resident Self-Sufficiency: o Offer programs and services that enhance employment, education, financial literacy, and family stability. o Encourage participation in Family Self-Sufficiency (FSS) programs and other self-improvement initiatives. 4. Promoting Fair Housing and Inclusive Communities: o Ensure compliance with all fair housing and civil rights laws. o Provide reasonable accommodations and equal access to housing opportunities for all residents, including persons with disabilities and other protected groups. 5. Strengthening Partnerships and Community Engagement: o Collaborate with local governments, nonprofit organizations, landlords, and service providers to enhance housing opportunities and community development. o Engage residents through Resident Advisory Boards (RABs), public hearings, and feedback mechanisms to inform program design and policy decisions. Summary: HHA's mission over the next five years is to provide stable, affordable housing while empowering families to achieve self-sufficiency, promoting vibrant and inclusive communities throughout Huntsville and Madison County.
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 5 years. Goals and Objectives – Huntsville Housing Authority HHA as established the following quantifiable goals and objectives to serve the needs of low-, very low-, and extremely low-income families over the next five years. These goals align with HHA's mission and support both Public Housing and Housing Choice Voucher (HCV/Section 8) programs, as well as HUD's priorities for safe, decent, and affordable housing. 1. Expand and Improve Affordable Housing Opportunities • Goal: Maintain 100% occupancy across HHA's public housing portfolio. • Objective: Provide rental assistance to at least 3,000 households through Public Housing and Housing Choice Vouchers annually. • Objective: Increase housing choice by supporting at least 50 voucher-assisted households moving to higher opportunity neighborhoods each year. 2. Preserve and Modernize Public Housing Assets • Goal: Improve the condition and sustainability of public housing units. • Objective: Complete all Capital Fund Program (CFP) projects outlined in the HUD-approved 5-Year Action Plan within the funding cycle. • Objective: Renovate or modernize at least 50 units per year to meet energy efficiency, accessibility, and life/safety standards. 3. Promote Resident Self-Sufficiency and Economic Empowerment • Goal: Increase economic opportunities and independence for residents. • Objective: Enroll at least 100 residents annually in Family Self-Sufficiency (FSS) or other self-sufficiency programs. • Objective: Assist at least 25 residents per year in achieving homeownership through the HCV Homeownership Program. • Objective: Partner with local workforce development agencies to connect 200 residents annually to employment or training opportunities. 4. Enhance Community Engagement and Resident Participation • Goal: Foster active resident participation and leadership. • Objective: Conduct at least four public hearings annually and maintain a fully functioning Resident Advisory Board (RAB). • Objective: Implement regular surveys and feedback mechanisms to inform policy and program development. 5. Ensure Fair Housing and Accessible Communities • Goal: Affirmatively further fair housing and ensure equal access to housing programs. • Objective: Provide reasonable accommodations for all eligible residents with disabilities and maintain 100% compliance with HUD fair housing guidelines. • Objective: Conduct annual staff training on fair housing, civil rights, and nondiscrimination policies. 6. Promote Safety and Crime Prevention • Goal: Maintain safe and secure housing communities. • Objective: Implement security measures, community policing partnerships, and safety programs across all public housing developments. • Objective: Reduce reported crime incidents in HHA communities by 5% annually through preventive measures and resident engagement. 7. Increase Administrative Efficiency and Program Effectiveness • Goal: Optimize HHA operations and service delivery. • Objective: Reduce average lease-up time for HCV participants to less than 45 days. • Objective: Ensure 100% of annual reexaminations and inspections are completed on schedule. • Objective: Implement technology enhancements to streamline application, recertification, and reporting processes. Summary: These goals and objectives provide clear, measurable targets that enable HHA to serve low-income, very low-income, and extremely low-income families effectively over the next five years. Progress will be monitored through regular reporting, program evaluations, and community feedback to ensure alignment with HHA's mission and HUD priorities.

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.

Progress Report – Huntsville Housing Authority The Huntsville Housing Authority (HHA) has made measurable progress in achieving the goals and objectives outlined in its previous 5-Year PHA Plan, enhancing housing quality, expanding access, and promoting resident self-sufficiency. 1. Expanding and Improving Affordable Housing Opportunities Maintained 100% occupancy across public housing developments, ensuring stable housing for low- and very low-income families. Assisted over 3,000 households annually through Public Housing and Housing Choice Voucher (HCV/Section 8) programs. Facilitated mobility to higher-opportunity neighborhoods for approximately 50 voucher families per year, supporting access to quality schools and employment centers. 2. Preserving and Modernizing Public Housing Assets Successfully completed capital improvement projects as outlined in the HUD-approved 5-Year Action Plan, including roof replacements, HVAC upgrades, and energy efficiency initiatives. Renovated or modernized over 200 units across the portfolio, improving accessibility, life-safety systems, and environmental health conditions. 3. Promoting Resident Self-Sufficiency and Economic Empowerment Enrolled more than 100 residents annually in the Family Self-Sufficiency (FSS) program, resulting in increased employment and household income for participating families. Assisted over 25 families in achieving homeownership through the HCV Homeownership Program. Partnered with local workforce agencies to connect over 200 residents per year to employment, vocational training, and educational opportunities. 4. Enhancing Community Engagement and Resident Participation Conducted four or more public hearings annually and maintained an active Resident Advisory Board (RAB) to provide input on policy, planning, and program implementation. Implemented resident surveys and community feedback mechanisms, resulting in adjustments to programs that better meet resident needs. 5. Ensuring Fair Housing and Accessible Communities Provided reasonable accommodations for all eligible residents with disabilities, ensuring compliance with HUD fair housing and civil rights regulations. Conducted annual fair housing and civil rights training for all staff to maintain equitable service delivery. 6. Promoting Safety and Crime Prevention Strengthened partnerships with local law enforcement and implemented community policing programs in public housing developments. Installed security cameras, lighting improvements, and controlled access measures, resulting in safer living environments. Achieved a measurable reduction in crime incidents within HHA properties over the previous 5-year period. 7. Increasing Administrative Efficiency and Program Effectiveness Reduced HCV lease-up times to an average of less than 45 days, improving housing access for voucher recipients. Completed 100% of required annual reexaminations and inspections on schedule. Implemented technology upgrades to streamline application processing, recertification, and reporting, enhancing service delivery and operational efficiency. Summary: HHA has made significant progress in meeting the goals and objectives of its previous 5-Year Plan. Achievements in housing preservation, resident self-sufficiency, fair housing compliance, safety, and administrative efficiency demonstrate HHA's ongoing commitment to serving the needs of low-, very low-, and extremely low-income families in Huntsville and Madison County. Continued monitoring and program evaluation will ensure the agency builds on these successes over the next five years.

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 survivors of domestic violence, dating violence, sexual assault, or stalking.

Violence Against Women Act (VAWA) Goals – Huntsville Housing Authority The Huntsville Housing Authority (HHA) is committed to ensuring the safety, security, and housing stability of all residents, including survivors of domestic violence, dating violence, sexual assault, and stalking, in compliance with the Violence Against Women Act (VAWA), 42 U.S.C. 14043e-11. HHA integrates VAWA protections into its policies, programs, and operations to prevent discrimination and provide supportive resources to affected individuals. Goals: Protect Survivors' Housing Rights: Ensure that survivors are not evicted or denied housing assistance solely due to incidents of domestic violence, dating violence, sexual assault, or stalking, consistent with VAWA provisions. Promote Resident Safety and Confidentiality: Maintain confidentiality for survivors seeking assistance and requesting protections under VAWA. Implement procedures to ensure sensitive information is securely handled and shared only with authorized personnel. Increase Awareness and Access to Resources: Provide residents with information about VAWA rights, emergency housing options, supportive services, and local resources, including domestic violence shelters, counseling, and legal assistance. Conduct training for staff, property managers, and housing partners to ensure awareness of VAWA requirements and appropriate responses to survivor requests. Prevent Retaliation and Ensure Equal Access: Implement policies to prevent retaliation against residents who report incidents of violence or seek protections under VAWA. Ensure survivors have equal access to all HHA programs, including Public Housing, Housing Choice Vouchers (HCV/Section 8), and supportive services. Activities and Objectives: Incorporate VAWA protections into all lease agreements, occupancy policies, and grievance procedures. Collaborate with local law enforcement, social service providers, and victim advocacy organizations to coordinate supportive services and rapid response strategies. Offer emergency transfers or relocation options for survivors at risk within HHA properties or through the HCV program to enhance safety and housing stability. Monitor and evaluate program implementation to ensure compliance with VAWA regulations and effectiveness in serving survivors. Summary: Through these goals, activities, and policies, HHA is

	dedicated to protecting survivors of domestic violence, dating violence, sexual assault, and stalking, ensuring housing stability, safety, and access to supportive services while fully complying with VAWA requirements.
B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent. Project-Based Activities – Huntsville Housing Authority The Huntsville Housing Authority (HHA) may select one or more projects for project-based assistance without competition in accordance with 24 CFR §983.51(c). This selection is intended to support HHA’s strategic goals of expanding affordable housing opportunities, preserving housing quality, and providing residents with access to neighborhoods of opportunity. Statement of Intent: HHA intends to designate specific units or developments for project-based vouchers (PBV) in accordance with HUD regulations, without a competitive selection process, when such actions are consistent with HHA’s PHA Plan goals and local housing needs. Projects selected for PBV designation will be evaluated based on criteria including housing quality, location, accessibility, cost-effectiveness, and the ability to serve low-income families, seniors, and persons with disabilities. HHA will ensure that all PBV units are compliant with fair housing requirements, accessible to eligible families, and integrated with supportive services as appropriate. Implementation and Oversight: HHA will execute project-based assistance agreements with property owners and monitor compliance with HUD standards, including occupancy, inspection, and lease requirements. Units selected for project-based assistance will be clearly identified in HHA’s administrative records, and updates will be provided to HUD and the public as required. Resident eligibility and selection for project-based units will follow HHA’s established admissions policies, ensuring equitable access consistent with the PHA Plan. Summary: Through project-based activities, HHA seeks to strategically expand affordable housing, improve housing quality, and enhance the stability and well-being of low-income families in Huntsville and Madison County. HHA will continue to monitor, evaluate, and report on project-based initiatives in accordance with HUD requirements.
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. Significant Amendment or Modification – Huntsville Housing Authority The Huntsville Housing Authority (HHA) defines a significant amendment or modification to the 5-Year PHA Plan as any change that substantially alters the PHA’s policies, goals, or objectives in a way that materially affects program implementation or resident services. Criteria for Determining a Significant Amendment/Modification: 1. Changes to Admissions or Occupancy Policies: o Any revisions that affect eligibility, selection, or tenant screening procedures for Public Housing or Housing Choice Voucher (HCV/Section 8) programs beyond routine updates. 2. Changes to Rent Policies: o Modifications that materially alter rent calculation methods, payment standards, or tenant contributions affecting affordability for residents. 3. Capital and Development Priorities: o Adjustments to capital improvement plans, asset disposition strategies, or redevelopment priorities that substantially change the scope or timing of projects outlined in the 5-Year Plan. 4. Introduction of New Programs or Funding Sources: o Implementation of new housing programs or initiatives not previously included in the 5-Year Plan that require HUD approval. 5. Changes Affecting Resident Services: o Significant modifications to supportive services, self-sufficiency programs, or safety initiatives that alter availability, accessibility, or scope for residents. Approval and Public Review: • Proposed significant amendments or modifications are reviewed by HHA management and submitted to the Board of Commissioners for approval. • The Resident Advisory Board (RAB) and the public are provided an opportunity to comment on proposed changes in accordance with HUD requirements. • HHA submits significant amendments or modifications to HUD for review and approval under 24 CFR §903.21. Minor Modifications: • Operational updates, internal procedural changes, or other adjustments that do not materially impact program implementation are considered minor and documented internally without requiring formal HUD approval. Summary: By establishing clear criteria, HHA ensures that significant amendments or modifications to the 5-Year Plan are transparent, carefully evaluated, and aligned with the agency’s mission and HUD regulations.

C.2	Resident Advisory Board (RAB) Comments. (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, <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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

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 1.23 hours per year per response or 6.15 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 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: AL047 - *The Housing Authority of the City of Huntsville form HUD-50075-5Y (Form ID - 4301) printed by Antonio McGinnis in HUD Secure Systems/Public Housing Portal at 07/15/2026 12:16PM EST*