



- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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 Plan.

**Modernization or Development.**

CFP Modernization activities are planned.

**B.3 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.

**HACPFC Progress for Goal One: 1. HACPFC continues to look for opportunities to develop more units by providing statistics and support to other non-profits seeking development opportunities by participation in the Benton Franklin Housing Institute and the Homeless Housing Consortium - Continuum of Care Network and by researching and applying for capital development and operational subsidy funds for permanent affordable housing. HACPFC continues to look for opportunities to develop more affordable housing in Franklin County. 2. HACPFC makes available affordable permanent housing to low-income persons without discrimination**

through efficient operation of HACPFC’s Public Housing program; efficient management of HACPFC’s Housing Choice Voucher (HCV) (Section 8) rental assistance program; and efficient operation of HACPFC-owned non-subsidized homeless/migrant housing program (Affordable Apartments). 3. HACPFC continues to apply for any HUD subsidized programs for which we are eligible to reduce the incidence of housing cost burden or homelessness. 4. HACPFC encourages and assists revitalization of distressed existing housing stock through the NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection process and continual rehabilitation of our existing facilities. HACPFC continues its rigorous inspection process using HUD NSPIRE standards. HACPFC has decided to continue yearly HQS inspections of HCV rental assistance units in order to provide quality housing stock for our participants. 5. HACPFC improves safety and livability of neighborhoods through partnerships with local organizations such as the Block Watch program and the local Police Department in provision of an on-site Police Mini-Station, on-site nutritional services provided by Meals on Wheels, on-site after school educational and recreation activities, as well as substance abuse referral. 6. HACPFC developed 38 units of affordable housing for agricultural workers through use of tax credit financing and funding from the Washington State Housing Trust Fund. The project was completed in July 2015. In January of 2026, HACPFC was awarded HTF funding for a new 48 units LIHTC development. This development is scheduled to start construction in late 2026 with an estimated completion date in late 2027. This development will set income levels at 30% AMI for 24 units and 50% AMI for the other 24 units – and of the 48 total units, 6 will be set aside for domestic violence and 7 will be set aside for veterans (VASH). HACPFC Progress for Goal Two: 1. HACPFC continues to seek funding and resources to increase the supply of transitional and permanent housing and vouchers for homeless persons by subscription to Grant Opportunity Postings on Grants.gov and participation in the Benton Franklin Housing Institute, Continuum of Care Network, Low-Income Housing Alliance, and use of non-profit developers such as Common Ground and the Office of Rural and Farm Worker Housing. HACPFC will continue to pursue ways to obtain any further funding to increase the supply of transitional and permanent funding for the housing for the homeless. 2. HACPFC makes available affordable transitional housing to homeless persons without discrimination through efficient operation of HACPFC’s owned non-subsidized homeless housing program (Affordable Apartments). The affordable housing has maintained over 90% occupancy throughout the year in recent years. 3. HACPFC continues to seek and obtain HUD subsidies for which it is eligible. HACPFC will continue look for ways to obtain any further HUD subsidies. HACPFC has been able to steadily increase its HCV Vouchers each year since 2019. HACPFC currently is able to support approximately 320-330 HCV participants. HACPFC also continues to operate a HCV Family Self-Sufficiency Program. 4. HACPFC provides subsidies to low-income perso

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Our 5-Year Action Plan was Approved in EPIC on 7.14.25 by Janice King-Dunbar.</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><b>Our agency received 2 findings: 1. Conflict of Interest involving HACPFC staff members who are either themselves receiving HCV assistance and/or family members who are receiving HCV assistance. 2. HCV Inspection where Exigent Health and Safety finding was discovered in the course of the inspection and the HCV inspector did not verify the that the finding had been mitigated within 24-hours.</b></p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <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</p>

	narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>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.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.

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