

Housing Authority of the County of Wake



**2026 Revised Annual Plan &
5-Year Plan**

March 16, 2026

AGENDA

1.

What We Are Doing

2.

What's Ahead: 5-Year Plan

3.

What are next steps

What We Are Doing

- Funded by the U.S. Department of Housing and Urban Development (HUD)
- HUD requires public housing entities submit an annual plan and five-year plan
- Plans must include how funding will be used and to make revisions public

Unit Upgrades

BEFORE



AFTER



Resident Engagement



What Is In The 5-Year Plan

- Achieve and maintain HUD's PHAS high performer score of 90 or above
- Continue to maintain public housing units using capital fund grants available
- Procure A/E services to create a physical needs assessment of the aging portfolio
- Create repositioning plan for all PH communities
- Expand resources offered to residents

What Is In The 5-Year Plan (Cont.)

- 90-Day Moratorium on Housing Choice Voucher Portability
- Implementation of Project-Based Voucher Program
- Updated Admissions and Continued Occupancy Policy for HOTMA
- Seek and utilize consultants to stabilize HCV department as port-ins to Wake Co. Continue to increase

What Is In The 5-Year Plan (Cont.)

- Increase rent over five years to \$100
- Increase admin. fee for special vouchers (Mainsteam, FUP, VASH, NED) using 80 percent rule
- Increase Port-in Admin Fee to from \$71.13 to \$91.18, lowest of 80 percent margin allowed by HUD regulations

Capital Fund Action Plan

- We plan to spend over **\$600,000 of the \$1.2 Million in Capital Funds for Grant Year 2025** on variety of major systems that need replacement or repair
- We also plan to use about **\$350,000** for management improvement for staff training, technical assistance to help improve the Authority's PHAS score and operations
- CF grant funds will be used to pay of a loan debt service for the new addition to the Admin Office and other capital improvements

Needed Repairs & Renovations



Replace electrical meters



Install new siding



Replace cast iron
sewer lines

Completed Repairs & Renovations



Roof Replacement



Install new PVC
sewer lines

Next Steps

- Wake County HA Board approval received for FY 2026 Revised Public Housing Annual Plan, Five-Year Plan and Five-Year Capital Fund Action Plan
- Await HUD approval
- Transformative work continues