

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Refer to attachments WI901p13.xls and WI901q13.xls</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
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	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Goal: Provide assistance to as many families as possible.</p> <p>Progress: Costs associated with HCV continue to increase while funding does not keep up. WHEDA regularly reviews HAP vs participant rent burdens to assure payment standards are set at a level that reduces costs for the program while not adversely impacting families. Regardless of the payment standard review and actions taken in past years to reduce costs, WHEDA remains unable to keep up with increasing expenses. In an effort to control costs and spending, WHEDA is working with the local and regional HUD offices on ways to maintain assistance to needy families in Wisconsin while operating within the funding provided.</p> <p>WHEDA is the sole administrator of the Moderate Rehabilitation contracts in the state of Wisconsin and works closely with the HUD Financial Management Center to ensure funding for this program.</p> <p>WHEDA has taken on portfolios from several smaller housing authorities and works with HUD to guarantee that families are not negatively impacted with program transfers.</p> <p>Goal: Maintain SEMAP Score.</p> <p>Progress: In the last seven years WHEDA has ranked as a High Performer.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A Significant Amendment or Deviation to WHEDA's Plan would be a change to the admission policies, such as beginning to use a preference or no longer admitting applicants off the waiting list on a first come – first served basis. Requesting Payment Standard below the threshold of 90% of FMRs, requesting a Utility Allowance waiver or reducing the current Subsidy Standards would also be considered deviations.</p> <p><u>Resident Advisory Board.</u> WHEDA has designated the Head of Household of each HCV-assisted household as a member of the RAB. Being a member of the RAB carries no obligation for the participant to do anything, however it gives everyone an opportunity to read, inspect and submit comments on the posted Proposed Annual Plan. RAB members are invited to take part in a public hearing on the Proposed Plan either in person or via conference call.</p> <p><u>Resident Board Member.</u> WHEDA is organized and existing pursuant to Chapter 234, Wisconsin Statutes as a public body corporate and politic. Section 234.02 (copy enclosed) provides that there are 12 Members of WHEDA. Together the Members function as a board. The statutes provide that four of the Members are state legislators, one is the Secretary of Administration or his designee, one is the Chief Executive Officer of the Wisconsin Economic Development Corporation or his designee, and six are Public Members appointed by the Governor with the advice and consent of the Senate.</p> <p>There are no vacancies on the Board of Members. The terms of two Public Members expire on January 1, 2014, and none expire before then. WHEDA understands that 24 CFR Part 964 Subpart E requires us to add a resident to our Board of Members.</p> <p>WHEDA intends to ask a member of our Congressional delegation to add a provision to the next annual HUD appropriations act that will exempt us from the requirements of 24 CFR Part 964 Subpart E. This will follow the lead of the public housing agencies in Alaska, Iowa, Mississippi and Los Angeles. We hope this will be accomplished yet this year.</p> <p>Due to the fact the WHEDA Board is governed by state statute, it is proposed that if the request to exempt WHEDA from the federal regulations requiring a participant sit in the Board is approved, WHEDA will establish an advisory board of no less than six (6) HCV participants to provide advice and comment to WHEDA employees on issues related to the Housing Choice Voucher Program.</p>
10.0	

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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TABLE OF CONTENTS – ADDITIONAL ATTACHMENTS

- (j) VAWA Report
- (k) Wisconsin Consolidated Plan Certification Form
- (l) Form HUD-50077-SL, *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan*
- (m) Form HUD-50077-CR, *Civil Rights Certification*
- (n) List of WHEDA Board members
- (o) List of WHEDA contracted agents
- (p) Housing Needs of Families on the Waiting List
- (q) Housing Needs of Families in the Jurisdiction by Family Type
- (r) Minutes of RAB Public Hearing

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. 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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 2013 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

WISCONSIN HOUSING AND
 ECONOMIC DEVELOPMENT AUTHORITY
 PHA Name

WI 901
 PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2013 - 2014

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official MARY WRIGHT	Title DIRECTOR, MULTI FAMILY HOUSING
Signature 	Date 3/22/13



WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

201 West Washington Avenue, Suite 700
Madison, Wisconsin 53703-2727

Post Office Box 1728
Madison, Wisconsin 53701-1728

Telephone: 608.266.7884 ■ 800.334.6873
Facsimile: 608.267.1099 ■ www.wheda.com

Summary of Comments Received for 2013 Proposed Annual Plan

On January 23, 2013 WHEDA mailed a notification to all Resident Advisory Board members informing them that the 2013 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Monday, March 11, 2013.

Several comments received regarded the day-to-day operations of the program and were responded to separately and outside the scope of the Annual Plan comment process. Both asked questions regarding the calculation of rent and charges.

Of the letters and e-mails received in response to the Proposed Annual Plan two expressed gratitude for the program and for the assistance the participants received, a number asked for copies of the Plan and for more information regarding the Plan's content, and several responses indicated the member wanted to take part in the Public Hearing. All letters and e-mails were responded to and everyone expressing an interest in the Public Hearing was contacted and provided an agenda, the address and time of the meeting, the call-in phone number and pass-code and the hearing procedures.

While a number of members expressed interest in attending the hearing, either in person, or via conference call, only one member was present: Ms. Lessila. Ms. Lessila made several requests and suggestions to WHEDA; she asked that we reconsider adding a HCV participant to WHEDA's governing Board, look for ways to address funding challenges and work with other agencies to pool resources to prevent homelessness, assist families with gaining employment and help families move off the program and on to self-sufficiency. She also asked that landlords receive the assistance portion of the rent on time.

The Hearing Officers, Anne Christensen and Stefanie Elder, listened to Ms. Lessila's comments and will be researching ways to alleviate funding challenges and looking to see what type of partnership opportunities there may be with other social agencies. Due to the fact the WHEDA Board is governed by state statute, it is proposed that if the request to exempt WHEDA from the federal regulations requiring a participant sit in the Board is approved, WHEDA will establish an advisory board of no less than six (6) HCV participants to provide advice and comment to WHEDA employees on issues related to the Housing Choice Voucher Program.

With respect to the timing of landlord payments it is assumed that Ms. Lessila meant payments are not received by landlords on the first of the month. All of the HAP (Housing Assistance Payments) are made with funds received from HUD. Every month HUD sends WHEDA a predetermined amount of money based on a budget created by using previous HAP expense data. WHEDA in turn forwards these funds to our contracted agents to pay the landlords. WHEDA has a monthly HAP expense of more than \$500,000 and we have to wait until the money is received before we can pay our agents. HUD sends the HAP on the first business day of the month and some months that can be several days after the 1st. Landlords may not hold residents responsible for the assisted portion of the rent nor may residents be charged late fees for assistance received after the due date as identified on the lease.



Mary Wright
Director Multifamily Housing

3/22/13

Date



WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

201 West Washington Avenue, Suite 700
Madison, Wisconsin 53703-2727

Post Office Box 1728
Madison, Wisconsin 53701-1728

Telephone: 608.266.7884 ■ 800.334.6873
Facsimile: 608.267.1099 ■ www.wheda.com

2013 Proposed Annual Plan Challenged Elements

On January 23, 2013 WHEDA mailed a notification to all Resident Advisory Board members that the 2013 Proposed Annual Plan had been posted to www.wheda.com and invited comments. All comments were due by close of business on Monday, March 11, 2013.

A summary and analysis of the comments received is included in attachment WI901f13.

There were no Challenged Elements.

Mary Wright
Director Multifamily Housing

3/22/13

Date

Violence Against Women Act Report

It is Wisconsin Housing and Economic Development Authority's (WHEDA) policy to act in accordance with the Violence against Women Act (VAWA) and to work with those to whom the act applies.

At the time of application and at each Annual Reexamination each family receives a VAWA certification form, an Information Sheet and an explanation of the program at the time of voucher issuance. The certification gives the applicant or participant the opportunity to inform WHEDA's agent of his/her status as a victim of actual or threatened domestic violence and give WHEDA's agent to make proper decisions based on the information. All such disclosures will be dealt with in utmost privacy with the safety of the applicant or participant the primary issue.

Since the inception of VAWA there have been several participants that have expressed an interest in learning about the Act but at this time no one has taken advantage of its protections.

WHEDA's agents continue to educate our clientele and work with participants as they ask for information to determine how to use the protection the Act offers to the benefit of the families.

**State of Wisconsin
Department of Administration
Division of Housing**

Wisconsin Consolidated Plan

CERTIFICATION FORM

This form or a HUD authorized equivalent, should be completed by the public housing agency to obtain certification of consistency with the State of Wisconsin Consolidated Plan. The State Department of Administration, Division of Housing, will process Certification requests as promptly as possible; however please submit a request as early in the process as you can.

SEND TO:

**Consolidated Plan Certification
Department of Administration, Division of Housing
Attn: Tara Baxter
P.O. Box 7970
Madison, WI 53707-7970
PHONE: (608) 264-8801
FAX: (608) 266-5381
TDD: (608) 264-8777**

PART I

- 1) Today's Date: 3/22/13
- 2) Due Date for Plan Submission to HUD: April 17, 2013
- 3) Public Housing Agency Type: High Performer
(High Performer, Standard Performer,
Troubled Performer, Section 8 Only,
Small PHA)
- 4) Agency Name and Address: WHEDA
PO Box 1728
Madison, WI 53701-1728
- 6) Contact Person and Phone Number: Stefanie Elder, (608) 267-0430

PART II

Certification of Consistency with State of Wisconsin Consolidated Plan

PHA Plan Type *(Select One)*

- Standard Annual PHA Plan
- Standard 5-Year/Annual PHA Plan
- Streamlined 5-Year/Annual PHA Plan
- Other: _____

PHA Statement

To the best of our knowledge, the proposed public housing agency plan is consistent with the jurisdiction's current, approved Consolidated Plan. *(Type or clearly print the following information)*

Public Housing Agency Name: Wisconsin Housing and Economic Development Authority

Public Housing Agency Official's Name: MARY WRIGHT

Public Housing Agency Official's Signature: *Mary Wright*

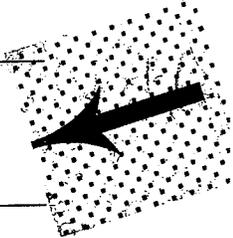
For Division of Housing Use Only:

Name of Public Housing Agency Jurisdiction: State of Wisconsin

Certifying Name and Title of Jurisdiction's Consolidated Plan Official: Lisa Marks, Administrator
Division of Housing
Department of Administration

DCD Approval Date: 4-5-2013

DCD Approval Signature: *[Signature]*

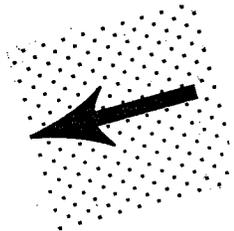


**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Lisa Marks the Administrator certify that the Five Year and
Annual PHA Plan of the WHEDA is consistent with the Consolidated Plan of
State of Wisconsin prepared pursuant to 24 CFR Part 91.



4-5-2013 

Signed / Dated by Appropriate State or Local Official

W1901 K13

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Wisconsin Housing and Economic Development Authority

WI901

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Mary Wright	Title	Director, Multifamily Housing
Signature		Date	3/22/13

form HUD-50077-CR (1/2009)
OMB Approval No. 2577-0226

WI901213

MEMBERS OF THE AUTHORITY

H. Lee Swanson, Chairman

Retired Chairman, President & CEO, State Bank of Cross Plains
Cross Plains

Dan Lee, Vice Chairman

Realtor, First Weber Group Realtors
Portage

Bradley Guse

M & I Bank
Arpin, WI

Perry Armstrong

CEO, Preferred Title
Madison

Sue Shore

Retired
Wausau

McArthur Weddle

Executive Director, Northcott Neighborhood House
Milwaukee

Glenn Grothman

Wisconsin State Senator
West Bend

Leon Young

Wisconsin State Representative
Milwaukee

Mike Huebsch

Secretary, Wisconsin Department of Administration
Madison

Reed Hall

CEO, Wisconsin Economic Development Corporation
Madison

Amy Loudenbeck

Wisconsin State Representative
Clinton

Wisconsin Housing and Economic Development Authority

Housing Choice Voucher Program
Voucher Agents

Agent	Contact	County	Contract	Vouchers
<p>Horizon Management Group P.O. Box 2829, La Crosse, WI 54602-2829</p> <p>224 N. 6th Street, La Crosse, WI 54601</p> <p>(608) 782-8250 Ext# 118 Laurie's group</p> <p>(920) 388-2637 Phone & FAX Helen</p> <p>(608) 784-2935 (main line) (800) 333-8250 (in Wisconsin) (608) 784-2932 (fax)</p> <p>www.hmgapt.com</p> <p>N1095 Sleepy Hollow Rd Denmark WI 54208 (920) 776-2191 Fax (920) 776-1914</p>	<p>Denise Loveland President dloveland@horizon-management.net</p> <p>Laurie Olson Assistant Program Manager Field Manager lolson@horizon-management.net</p> <p>Helen Ward Voucher Program Field Manager</p> <hr/> <p>Kay Hanna Program Manager khanna@horizon-management.net</p>	<p>Buffalo 922</p> <p>Calumet 912</p> <p>Clark 922</p> <p>Green 922</p> <p>Green Lake 922</p> <p>Jackson 922</p> <p>Kenosha 917</p> <p>Kewaunee 912</p> <p>Manitowoc 912</p> <p>Marquette 922</p> <p>Ozaukee 915</p> <p>Pepin 922</p> <p>Rock 917</p> <p>Sheboygan 916</p> <p>Vernon 922</p> <p>Washington 915</p> <p>Waupaca 922</p> <p>Waushara 922</p> <p>Washington - Hartford 926</p>	<p>922</p> <p>912</p> <p>922</p> <p>922</p> <p>922</p> <p>917</p> <p>912</p> <p>912</p> <p>922</p> <p>915</p> <p>922</p> <p>917</p> <p>916</p> <p>922</p> <p>915</p> <p>922</p> <p>922</p> <p>926</p>	<p>912-150</p> <p>915-205</p> <p>916 - 30</p> <p>917-200</p> <p>922-151</p> <p>926-148</p> <p>(30 PBV, 20 FUP) Contract Effective 7/1/2010</p> <p>915 added 30 opt-out vouchers 1/1/2013</p>
		<p>NEWCAP, Inc. 1201 Main St Oconto WI 54153</p> <p>800-242-7334 (920) 834-4621 (920) 834-4887 (fax)</p> <p>Hours 7:00 – 5:30 M - Th</p>	<p>Robert Koller Executive Director robertkoller@newcap.org</p> <p>Debbie Bushman Voucher Program Manager debbiebushman@newcap.org</p> <p>Voucher Administrator Tina Woodworth tinawoodworth@newcap.org Erin Evosevich erinevosevich@newcap.org</p> <p>Mike Duff HQS Inspections 715-478-3871 Cell 715-902-0244 mikeduff@newcap.org</p>	<p>Florence</p> <p>Forest</p> <p>Langlade</p> <p>Oconto</p> <p>Oneida</p> <p>Vilas</p> <p>Iron</p> <p>Price</p>

Agent	Contact	County	Contract	Vouchers
<p>Wausau Community Development Authority 550 E Thomas St Wausau WI 54403-6442</p> <p>(715) 845-4144 (715) 843-5167 (fax)</p> <p>Hours 7:30 - 4</p>	<p>Ann Werth Executive Director (715) 261-6681 comdev@mail.ci.wausau.wi.us</p> <p>Betty Noel Ext 208 Public Housing Manager banoel@mail.ci.wausau.wi.us</p> <p>Mary Fisher Ext 204 Voucher Administrator mmfisher@mail.ci.wausau.wi.us</p> <p>Kelsey Scholz (715) 845-4144 Ext 206 Voucher Assistant kascholz@mail.ci.wausau.wi.us</p>	Marathon Shawano	905	50 905 transferred 20 vouchers from Wittenberg Housing Authority 1/1/2013
<p>Central Wisconsin CAC, Inc. 1000 Highway 13 PO Box 430 Wisconsin Dells WI 53965</p> <p>(608) 254-8353 (608) 254-4327 (fax)</p> <p>Hours 8 – 4:30</p>	<p>Fred Hebert Executive Director donna@cwcac.org</p> <p>Lisa Williams Ext 247 Voucher Administrator lisa@cwcac.org</p> <p>Kim McClelland Ext 246 Voucher Assistant kim@cwcac.org</p>	Adams Columbia Rusk Taylor	908	121
<p>Housing Authority of Walworth County 735 North Wisconsin St, Suite 100 Elkhorn WI 53121</p> <p>(262) 723-6123 (262) 723-2079 (fax)</p>	<p>Sarah Boss Executive Director sboss@tds.net</p> <p>Melody Feisbeck Finance Manager mfiesbeck@tds.net</p> <p>Shannon Cooley Voucher Administrator srcooley@tds.net</p>	Walworth	911	18

Agent	Contact	County	Contract	Vouchers
<p>Community Action Coalition for South Central Wisconsin, Inc. 1717 N Stoughton Rd Madison WI 53704-2605</p> <p>(608) 246-4730</p> <hr/> <p>114 E Main St Watertown WI 53094</p> <p>(920) 262-9667 (920) 262-9559 (fax)</p>	<p>Greta Hansen Executive Director ghansen@cacscw.org</p> <hr/> <p>Kristen Wallace Voucher Administrator Kristenw@cacscw.org</p> <p>Jeanette Petts Voucher Coordinator jeanettep@cacscw.org</p>	Jefferson	918	70
<p>North Central CAP PO Box 1141 Wisconsin Rapids WI 54495-1141</p> <p>(715) 424-2581</p> <hr/> <p>401 W Main St Ste 3 Merrill WI 54452</p> <p>(715) 536-9581 (715) 539-3023 (fax)</p> <p>Hours 8 – 4:30</p>	<p>Jeff Sargent Executive Director jsargent@nccapinc.com</p> <p>Pam Glynn Director of Client Services pamnccap@solarus.net</p> <p>Barb Larson 715-387-2626 barblnccap@tznet.com</p> <hr/> <p>Stacie Bartelt Voucher Administrator staciennccap@solarus.net</p>	Lincoln	923	66

Agent	Contact	County	Contract	Vouchers
<p>WEST CAP, Inc 525 Second St PO Box 308 Glenwood City WI 54013</p> <p>(800) 606-9227 (715) 265-4271 (715) 265-7031 (fax)</p> <p>Office Hours 8 – 4:30</p>	<p>Peter Kilde, Executive Director <u>pkilde@wcap.org</u></p> <p>Robin Thibado Social Assets Director <u>rthibado@wcap.org</u> (715) 265-4271 Ext 330</p> <p>Bobbie Jaeger, Program Director <u>bjaeager@wcap.org</u> (715) 265-4271 Ext 1309</p> <p>Lori Newton Voucher Administrator <u>lnewton@wcap.org</u> (715) 265-4271 Ext 1322</p>	Pierce St. Croix	924	90
<p>Housing Authority of the County of Washburn 1403 Scribner St #1 Spooner WI 54801</p> <p>(715) 635-2321 (877) 832-5504 (715) 635-2761 (fax)</p>	<p>Chris Holland Executive Director <u>wcha@centurytel.net</u></p>	Washburn	925 Contract Effective 4/1/2008	18

Housing Needs of Families in the Jurisdiction by Family Type

Below is a statement of the housing needs in the jurisdiction. The Overall Needs column provides an estimated number of renters families that have housing needs. The remaining characteristics are rated 1 - 5, with 1 having no impact on the housing needs of the family type and 5 having severe impact.

Family Type	Overall	Affordability	Supply	Quality	Accessibiliy	Size	Location
Income <=30% AMI	2940	5	4	4	3	3	3
Income >30% but <=50% AMI	2669	4	3	3	3	3	3
Income >50% but <80% AMI	1085	2	2	2	1	2	2
Elderly	1250	4	4	3	3	3	3
Families with Disabilities	602	4	4	3	4	3	3
Race/Ethnicity Black	273	4	4	3	2	3	3
Race/Ethnicity American Indian	43	3	3	2	1	2	2
Race/Ethnicity Hispanic	66	3	3	2	2	2	2
Race/Ethnicity Asian	89	2	2	1	1	1	1
Race/Ethnicity Other	732	3	2	1	1	1	1

WI901q13

**WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
HOUSING CHOICE VOUCHER PROGRAM**

MINUTES

MARCH 15, 2013

10:00 a.m.

AUTHORITY STAFF PRESENT: Anne Christensen, Manager, MF Housing
Stefanie Elder, Contract Specialist
Lisa Manske, Contract Specialist
Tim Radelet, General Counsel
Dorothy Ruff, Project Analyst
Sharon Spengler, Asst. Manager, MF Housing

PUBLIC MEMBER PRESENT: Debra Lessila

CALL TO ORDER

Anne Christensen called the meeting to order at 10:04 a.m.

DISCUSSION ITEMS

Anne Christensen explained the purpose of the public hearing was to hear public comments on the WHEDA's proposed Housing Choice Voucher Program 2012 Annual Plan and proposed 2013 Annual Plan. Ms. Christensen provided an overview of expectations for the public hearing; she indicated that WHEDA was required to maintain a record of its public hearings, registrations forms are required for all speakers, a tape recorder will be used, and written minutes of the hearing proceedings will be prepared following the hearing.

WRITTEN COMMENTS

There were no written comments submitted at the public hearing on WHEDA's proposed Housing Choice Voucher Program 2013 Annual Plan. Written comments carry the same weight and effect as oral comments and will be accepted until close of business today and can be submitted via email to rab@wheda.com or faxed to (608) 261-5928.

ORAL COMMENTS

Debra Lessila, a guest speaker presented her comments on the proposed Housing Choice Voucher Program 2013 Annual Plan. Comments followed. Comments made included:

- Ms. Lessila thanked WHEDA staff for providing stability for her and her family for the last year through the Housing Choice Voucher Program.
- Factors which contribute to people becoming homeless and needing housing assistance are: job loss, health issues, under insurance coverage, divorce, loss of health insurance, death of a family member, or scandals, like Bernie Madoff.
- Factors which promote homelessness: lack of opportunity.

- Proposed Solutions:
 - acknowledge that barriers exist across socio-economic classes, start diversifying;
 - define barriers, circumstances unique to individuals, and identify clusters;
 - review internal processes so that monthly voucher payments are made on time; and
 - ask for volunteer compliance review agreements to insure the Board is serving in good faith, the population of the protected class they serve;

- Ms. Lessila requested that WHEDA:
 - work with residents to change the composition of the WHEDA Board and enact the resident's portion of the Resident Advisory Board which appoints a voucher recipient as one of the public members of the Board – understanding that this request requires a change in the state statues;
 - alleviate funding challenges, perhaps tie HUD funding into the WIA grant; and
 - pull together with other Housing agencies, the Dept. of Families and Children or the CDC to develop solutions to prevent homelessness...so that people can secure gainful employment and make room for someone else at risk of becoming homeless; and
 - explore ways to get others involved with helping people get out of the HCVP.

PLAN REVIEW

Stefanie Elder reviewed the 2012 Annual Plan and the proposed 2013 Housing Choice Voucher Annual Plan (HCVP), summarized the items that apply to WHEDA and identified the differences. Items discussed included:

- The HCVP plans have been posted on WHEDA's website and in the Wisconsin State Journal since January 28, 2013.
- No suggestions have been made to change the content of the proposed 2013 Housing Choice Voucher Annual Plan. The 2013 HCVP will remain unchanged.
- The 2012 and Proposed 2013 HCVP Annual Plans are available upon request.

ADJOURNMENT

Anne Christensen declared the public hearing adjourned at 10:20 a.m.