

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Wisconsin Housing and Economic Development Authority</u> PHA Code: <u>WI901</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2014</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1,681</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia _____ <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> • Funding remains an issue and issuance of vouchers is closely monitored and controlled in order to operate the program within the confines of the funding available. • The Administrative Plan has been updated. • WHEDA has partnered with HUD along with Milwaukee's and Tomah's Veteran's Affairs offices to administer a VASH program. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. WHEDA, 201 West Washington Avenue, Suite 700, Madison, WI 53703 WHEDA's Five-Year and Annual Plans and WHEDA's Administrative Plan are available on-line at www.wheda.com at the Rental Resources link. Members of WHEDA's Resident Advisory Board (RAB) receive notifications when the current year's Proposed Plan is posted.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. WHEDA intends to review implementing a project-based voucher program.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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 WI901n14 and WI901o14.</p>

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>
10.0	<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. In an effort to control costs and spending, WHEDA is working with the local and regional HUD offices on ways to maintain assistance to families in need in Wisconsin while operating within the funding provided.</p> <p>WHEDA continues to work closely with local Veteran's Affairs offices and HUD to expand and utilize the VASH voucher program.</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 continues to work with HUD to ensure sustained voucher administration throughout the state.</p> <p>Goal: Maintain SEMAP Score.</p> <p>Progress: In the last eight 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>Resident Advisory Board. 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>Resident Board Member. WHEDA is organized and existing pursuant to Chapter 234, Wisconsin Statutes as a public body corporate and politic. Section 234.02 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 designee, one is the Chief Executive Officer of the Wisconsin Economic Development Corporation or 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, 2016, 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 within the next Appropriation Act.</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>

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> <p>(a) Form HUD-50077-SL and HUD-50077-CR, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions for Housing Choice Voucher and Moderate Rehabilitation programs</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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TABLE OF CONTENTS – ADDITIONAL ATTACHMENTS

- (j) Wisconsin Consolidated Plan Certification Form
- (k) List of WHEDA Agents and State Map
- (l) List of WHEDA Board Members
- (m) VAWA Report
- (n) Housing Needs of Families on the Waiting List
- (o) Housing Needs of Families in the Jurisdiction by Family Type
- (p) Minutes of the RAB Public Hearing
- (q) Form HUD-50077 Certification of Compliance

**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
Expires 4/30/2011**

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

I, Lisa Marks the Adminstrator 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.



 3/28/14

Signed / Dated by Appropriate State or Local Official

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 <i>Laura Morris</i>	Laura Morris	Title Chief Financial Officer
Signature <i>Laura Morris</i>	Date 3/21/14	

WI901a14

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name

Wisconsin Housing and Economic Development Authority

Program/Activity Receiving Federal Grant Funding

Moderate Rehabilitation Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

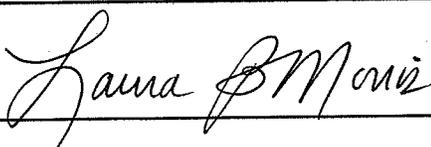
(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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	Title
Laura Morris	Chief Financial Officer
Signature 	Date (mm/dd/yyyy) 03/21/2014

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Wisconsin Housing and Economic Development Authority

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

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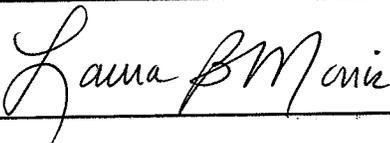
Name of Authorized Official

Laura Morris

Title

Chief Financial Officer

Signature



Date (mm/dd/yyyy)

03/21/2014



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

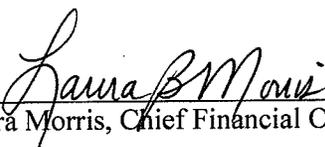
Summary of Comments Received for 2014 Proposed Annual Plan

On January 16, 2014 WHEDA mailed a notification to all Resident Advisory Board (RAB) members informing them that the 2014 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Thursday, March 13, 2014.

A number of program participants called asking for clarification on the RAB letter they received; upon hearing the intent of the letter most declined participation in the hearing. Copies of the Proposed Annual Plan were sent to several respondents who expressed interest in attending the hearing. All letters and e-mails were responded to appropriately 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.

One caller requested information on age waivers in assisted housing and one was put in touch with the property in question's Compliance Officer for more information. Another caller expressed insecurity regarding her housing because she lives in a Section 8 opt-out property. She is worried that she will be held to her one-year lease and be forced to move on December 1st with only a one-month notice. It was suggested that she speak to her administrator to see if an arrangement can be made with the owner to provide her more than a one month notice of non-renewal or to allow her to remain until after the winter.

One caller read the documentation and gave input as follows: rent calculations should be better explained and administrators should have more patience with participant questions; rents charged at assisted units should be reviewed so they are not higher than other local rents and there should be a limit on how high rents can go; families that abide by program rules (no moves, no complaints, appreciate the assistance, paperwork is turned in timely) should be given a higher preference than those who abuse the system. There is a rent reasonableness system in place that limits rents to comparable levels in surrounding areas; rent reasonableness must be redetermined when increases are requested and WHEDA agents often work with landlords to keep rents within the acceptable parameters. WHEDA's Housing Choice Voucher program does not have any types of preferences and all participant families are given the same regard.



Laura Morris, Chief Financial Officer

3/21/14
Date



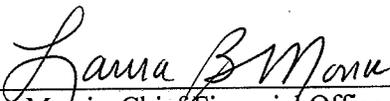
WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

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

2014 Proposed Annual Plan Challenged Elements

On January 16, 2014 WHEDA mailed a notification to all Resident Advisory Board members informing them that the 2014 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Thursday, March 13, 2014.

A summary and analysis of the comments received is included in attachment WI901f14.



Laura Morris, Chief Financial Officer



Date

**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: _____
- 2) Due Date for Plan Submission to HUD: April 17, 2014
- 3) Public Housing Agency Type: High Performer
(High Performer, Standard Performer,
Troubled Performer, Section 8 Only,
Small PHA)
- 4) Agency Name and Address: WHEDA
P.O. 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

Laura Morris, Chief Financial Officer

Public Housing Agency
Official's Name:

Public Housing Agency
Official's Signature

Laura B Morris 3/24/14

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:

3.28.2014

DCD Approval Signature:

Lisa Marks

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 Phone (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>Sarah Thesing Voucher Program Field Manager sthesing@horizon-management.net</p> <p>Helen Ward Voucher Program Field Manager hward@horizon-management.net</p> <p>Kay Hanna Program Manager khanna@horizon-management.net</p>	Buffalo	922	912-150
		Calumet	912	915-268
		Clark	922	plus 25
		Green	922	VASH
		Green Lake	922	916 - 30
		Jackson	922	917-200
		Kenosha	917	922-151
		Kewaunee	912	926-148
		Manitowoc	912	(30 PBV, 20 FUP)
		Marquette	922	Contract Effective 7/1/2010
Ozaukee	915			
Pepin	922			
Rock	917			
Sheboygan	916	915 added		
Vernon	922	30 opt-out vouchers		
Washington	915	1/1/2013		
Waupaca	922			
Waushara	922			
Washington - Hartford	926	915 added 63 opt-out vouchers 12/1/2013		
Agent	Contact	County	Contract	Vouchers
<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 Administrators 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>	Florence	904	245
		Forest		
		Langlade		
		Oconto		
		Oneida		
		Vilas		
		Iron		
		Price		
				904 transferred 73 vouchers from Oconto Housing Authority 1/1/2013

Agent	Contact	County	Contract	Vouchers
<p>Wausau Community Development Authority 550 E Thomas St Wausau WI 54403-6442</p> <p>(715) 261-6687 (715) 843-5167 (fax)</p> <p>Hours 7:30 - 4</p>	<p>Ann Werth Executive Director (715) 261-6686 ann.werth@ci.wausau.wi.us</p> <p>Betty Noel Public Housing Manager betty.noel@ci.wausau.wi.us</p> <p>Mary Fisher (715) 261-6678 Voucher Administrator mary.fisher@ci.wausau.wi.us</p> <p>Mai See Xiong (715) 261-6677 Voucher Assistant maisee.xiong@ci.wausau.wi.us</p>	Marathon Shawano	905	50
				#905 transferred 20 vouchers from Wittenberg Housing Authority 1/1/2013
Agent	Contact	County	Contract	Vouchers
<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>Heather Showers Ext 246 Voucher Assistant heather@cwcac.org</p>	Adams Columbia Rusk Taylor Jefferson	908	191 plus 30 VASH
				#908 added 70 vouchers from Jefferson County 2/1/2014
Agent	Contact	County	Contract	Vouchers
<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>North Central CAP 2111 8th Street, Ste 102 Wisconsin Rapids WI 54494</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 M 8:00 – 4:30 T – F 8:00 – 4:00</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 pkilde@wcap.org</p> <p>Robyn Thibado Social Assets Director rthibado@wcap.org (715) 265-4271 Ext 1330</p> <p>Lori Newton Voucher Administrator lnewton@wcap.org (715) 265-4271 Ext 1322</p>	Pierce St. Croix	924	90
Agent	Contact	County	Contract	Vouchers
<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 wcha@centurytel.net</p>	Washburn	925 Contract Effective 4/1/2008	18

WHEDA Administered Housing Choice Vouchers Tenant Based Section 8



- Central Wisconsin CAA (608-254-8353)
- Horizon Management Group (608-784-2935)
- Housing Authority of the County of Washburn (715-635-2321)
- NEWCAP (920-834-4621)
- North Central CAP (715-536-9581)
- Walworth County Housing Authority (262-723-6123)
- Wausau CDA (715-845-4144)
- West CAP (715-265-4271 x303)

W190K14

MEMBERS OF THE AUTHORITY

H. Lee Swanson, Chairman

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

Perry Armstrong, Vice Chairman

CEO, Preferred Title
Madison

John Horning

Vice President, Shorewest Realtors
Brookfield

Bradley Guse

M & I Bank
Arpin

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

Chris Schoenherr

Deputy Secretary, Wisconsin Department of Administration
Madison

Reed Hall

CEO, Wisconsin Economic Development Corporation
Madison

Amy Loudenbeck

Wisconsin State Representative
Clinton

Nikiya Harris

Wisconsin State Senator
Milwaukee

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.

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST

County: All

Contract Number: WI901

Waiting List Type (select one):

- Section 8 Tenant-Based Assistance Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site Based or Sub-Jurisdictional Waiting List

	# of Families	% of Total Families	Annual Turnover
Waiting List Total	2372		55
Extremely Low Income (<= 30% AMI)	1843	77.70%	
Very Low Income (>30% but < 50% AMI)	513	21.63%	
Low Income (>50% but < 80% AMI)	16	0.67%	
Families with Children	1440	60.71%	
Families with Disabilities	498	20.99%	
Race/Ethnicity (American Indian)	35	1.48%	
Race/Ethnicity (Black)	674	28.41%	
Race/Ethnicity (White)	1531	64.54%	
Race/Ethnicity (Hispanic)	97	4.09%	
Race/Ethnicity (Non-Hispanic)	2191	92.37%	
Race/Ethnicity (Asian)	8	0.34%	

Is the Waiting List Closed?: Yes No

If Yes: How long has it been closed (number of months)? _____
 Does the PHA plan to reopen the list in the PHA Plan Year? _____
 Does the PHA permit specific categories of families onto the waiting list, even if it is generally closed?
 Yes No

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	1393	66	56	53	41	49	43
Income >30% but <=50% AMI	1320	60	51	47	40	45	42
Income >50% but <80% AMI	1516	19	21	21	16	22	20
Elderly	901	56	50	40	45	37	38
Families with Disabilities	602	62	56	47	52	44	40
Race/Ethnicity Black	206	53	46	38	35	38	38
Race/Ethnicity American Indian	25	38	31	25	19	26	24
Race/Ethnicity Hispanic	83	39	30	26	19	25	22
Race/Ethnicity Asian	9	21	16	14	11	12	9
Race/Ethnicity Other	882	39	32	27	23	27	22

WI901o14

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

MARCH 14, 2014

9:00 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
Diane Packard, Program Specialist
Wendy Zahler, Contract Specialist

PUBLIC MEMBER PRESENT: No public members present

CALL TO ORDER

Anne Christensen called the meeting to order at 9:00 a. m.

DISCUSSION ITEMS

No Resident Advisory Board members attended either in person or via conference call so no discussion items were presented.

WRITTEN COMMENTS

There were no written comments submitted at the public hearing on WHEDA's proposed Housing Choice Voucher Program 2014 Annual Plan.

ORAL COMMENTS

There were no oral comments made at the public hearing on WHEDA's proposed Housing Choice Voucher Program 2014 Annual Plan.

PLAN REVIEW

No Resident Advisory Board members attended either in person or via conference call so no plan review was conducted.

ADJOURNMENT

The meeting was held open for 15 minutes to allow for late attendees. No parties arrived in that time and Anne Christensen declared the public hearing adjourned at 9:16 a. m.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

**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 7/1/2014, 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

W1901

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 2014 - 2015

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 LAURA MORRIS	Title CHIEF FINANCIAL OFFICER
Signature <i>Laura B. Morris</i>	Date 3/21/2014