

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- WHEDA will be implementing a Project-Based Voucher (PBV) program and has begun working with developers to ensure its success.
- WHEDA has been requested to administer a Rental Assistance Demonstration (RAD) conversion and is working closely with HUD and the owner to ensure the process is handled correctly.
- WHEDA's Administrative Plan has been updated, including conducting biennial physical inspection, providing utility allowances for the lesser of a voucher size or a bedroom size and including the definitions of 'family' and 'family composition' as required in HUD's Equal Access Rule.
- WHEDA has been invited to administer a HUD-VASH program and has been awarded 55 HUD-VASH vouchers since July of 2013. WHEDA works closely with the Milwaukee-VAMC and the Tomah-VAMC to house veterans on the program.
- Funding remains an issue and issuance of vouchers is closely monitored and controlled in order to operate the program within the confines of the available monies. Budgets are reviewed and reconciled each month.

(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, 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.

6.0

PHA Plan Elements

See attachment WI901r15 for Descriptions of Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

See attachment WI901r15.

WHEDA administers the HCV program in 40 of Wisconsin's counties, many of them rural, so Deconcentration is not applicable.

2. Financial Resources.

WHEDA's HCV program is funded solely by HUD; no non-Federal resources are used to pay either assistance or administrative costs.

3. Rent Determination

See attachment WI901r15.

4. Operation and Management

Not applicable.

5. Grievance Procedures

See attachment WI901r15.

6. Designated Housing for Elderly and Disabled Families

7. Community Service and Self-Sufficiency

8. Safety and Crime Prevention

9. Pets

Items 6 -9 are not applicable.

	<p>10. Civil Rights Certification See attachment WI901a15.</p> <p>11. Fiscal Year Audit WHEDA's FY 2014 Audit can be obtained by contacting WHEDA's Finance Department. The 2014 Annual Report is available on-line at http://online.flipbuilder.com/wheda/rclr/.</p> <p>12. Asset Management Not applicable.</p> <p>13. Violence Against Women Act (VAWA) See attachment WI901m15.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>WHEDA received 30 PBV units from the program transfer in 2010 and additional units as part of the 2014 RAD conversion. WHEDA is now going to implement its own PBV program and have set aside approximately 160 vouchers for this purpose. The PBVs will be placed at properties that received Low Income Housing Tax Credit (LIHTC) awards and are located within one of the 40 counties in which WHEDA currently administers an HCV program.</p> <p>With WHEDA partnering with LIHTC recipients, qualified households (low-income, very low-income and extremely low-income families) can benefit from amenities and services provided by the properties and surrounding communities.</p>
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	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.
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>See attachments WI901n15 and WI901o15.</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> <p>The vast majority of the applicants to, and participants of, WHEDA's HCV program are very low-income and extremely-low income. Based on the composition of needy families in Wisconsin WHEDA has previously not been able to lease to the full baseline available in the portfolio. By entering into PBV contracts with LIHTC owners and by wisely monitoring and using the funding available, beginning in 2015 WHEDA is able to begin leasing to more applicants and providing housing to more eligible families. With continued diligent management of the program and with the projected level of funding by HUD, WHEDA anticipates being able to continue to serve an increased number of participants.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

Goal:

Work with local agencies to ensure affordable Payment Standards

Progress:

WHEDA works closely with our contracted agents and our local HUD office to set Payment Standards that are fair and affordable for our Housing Choice Voucher program participants.

Goal:

Maintain SEMAP score

Progress:

In the last nine years, we have rated as High Performer under the SEMAP rating.

Goal:

Increase portfolio size of available vouchers

Progress:

Since 2010 WHEDA has increased the portfolio baseline from 1,291 vouchers to 2,229 vouchers:

- Program transfer July 2010 of 148 vouchers, including 30 PBV and 20 Family Unification Program (FUP)
- Program transfer January 2013 of 73 vouchers
- Program transfer January 2013 of 20 vouchers
- Section 8 Opt-Out conversion January 2013 of 30 vouchers
- HUD-VASH award July 2013 of 25 vouchers
- HUD-VASH award October 2013 of 30 vouchers
- Section 8 Opt-Out conversion December 2013 of 63 vouchers
- Program transfer July 2014 of 30 vouchers
- Program transfer August 2014 of 405 vouchers
- HUD-VASH award October 2014 of 12 vouchers
- RAD Conversion January 2015 of 102 vouchers

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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 or reducing the current Subsidy Standards would also be considered deviations.

In 2015 WHEDA will be adding a preferences for Project-Based Vouchers (PBVs) and Section 811 awards only. This preference will give WHEDA and the property owners the choice to assign a preference to the units covered under the PBV contracts and the Section 811 Rental Assistance contracts (RAC). Any preferences will be clearly defined in the PBV contracts and RACs and will be applicable to the contract units only.

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.

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.

10.0

10.0	<p>WHEDA asked a member of our Congressional delegation to add a provision to the 2015 annual HUD appropriations act that will exempt us from the requirements of 24 CFR Part 964 Subpart E. The request followed the lead of the public housing agencies in Alaska, Iowa, Mississippi and Los Angeles. While we hoped this will be accomplished within the last Appropriation Act, it was not included. Two years ago WHEDA began the process of requesting HUD to include an exemption for WHEDA from the resident Board member requirement, however it was too late to be included in the 2014 Appropriation Act. We have started the process again for inclusion in the 2016 Appropriation Act, and we hope to be successful as the budget moves through the approval process.</p> <p>On January 13, 2015, Governor Walker announced that he is proposing to merge WHEDA with the Wisconsin Economic Development Corporation and, if the proposal passes the legislature it will be effective on January 1, 2016. If such a merger takes place, the Board of the combined agencies will be reorganized. At this point it is unknown how the Board will be appointed or elected.</p>
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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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- (j) Wisconsin Consolidated Plan Certification Form
- (k) List of WHEDA Agents and State Map
- (l) List of WHEDA Board Members
- (m) VAWA Report and Activity 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
- (s) Progress/Goal Report

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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:

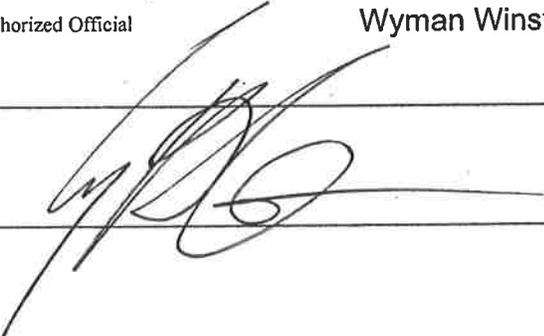
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further 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	Wyman Winston	Title	Executive Director
Signature		Date	04/01/2015

WI901a15



Summary of Comments Received for 2015 Proposed Annual Plan

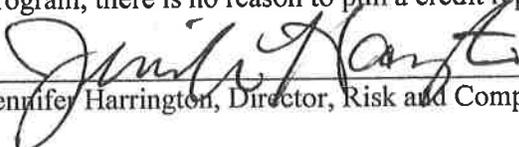
WHEDA has designated the Head of Household of each HCV-assisted household as a member of the Resident Advisory Board (RAB). Being a member of the RAB carries no obligation for the participant to do anything, however it gives everyone an opportunity to read, inspect and submit comments on the posted Proposed Annual Plan. RAB members are invited to take part in a public hearing on the Proposed Plan either in person or via conference call.

On January 28, 2015 WHEDA mailed a notification to all Resident Advisory Board (RAB) members informing them that the 2015 Proposed Five-Year and Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Wednesday, March 17, 2015.

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 one respondent who didn't have access to a computer. One respondent expressed their thanks for the program assistance but declined to participate in the hearing due to health reasons. 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.

An e-mail was received from an RAB member inquiring whether WHEDA or HUD are able to influence legislation to ban smoking in government subsidized housing. WHEDA responded that HUD has adopted policies that permit and strongly encourage housing owners to implement non-smoking policies at their discretion and subject to state and local law. Most, recently HUD has issued a Smoke Free Housing Tool Kits for owners and for residents in partnership with the American Lung Association, the American Academy of Pediatrics and the Center for Disease Control. While no legislation has been passed, HUD has been and is continuing to be very proactive in encouraging smoke-free environments. A link to the Tool Kit was included in the response.

A phone call was received from a voucher holder who was concerned about the documents and forms they are required to complete for their reexamination. WHEDA requested a copy of the reexamination packet from the agent and reviewed it for compliance. All documents were found to be acceptable except for one that allowed the agent to pull credit reports on voucher holders. It was found that the form was more than a decade old and was used by the agent for both public housing and housing choice voucher participants. The agent was directed to bring the form current and use different documents for each program, there is no reason to pull a credit report for an HCV family.


Jennifer Harrington, Director, Risk and Compliance

3/18/15
Date

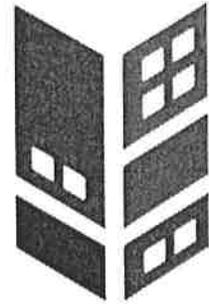
WI901f15



WHEDA

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



2015 Proposed Annual Plan Challenged Elements

On January 28, 2015 WHEDA mailed a notification to all Resident Advisory Board members informing them that the 2015 Proposed Five-Year and Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Tuesday, March 17, 2015.

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



Jennifer Harrington, Director, Risk and Compliance

3/18/15
Date

WI901g15



WHEDA

Scott Walker, Governor | Wyman B. Winston, Executive Director
A public body corporate and politic created under Chapter 234, Wisconsin Statutes

**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**

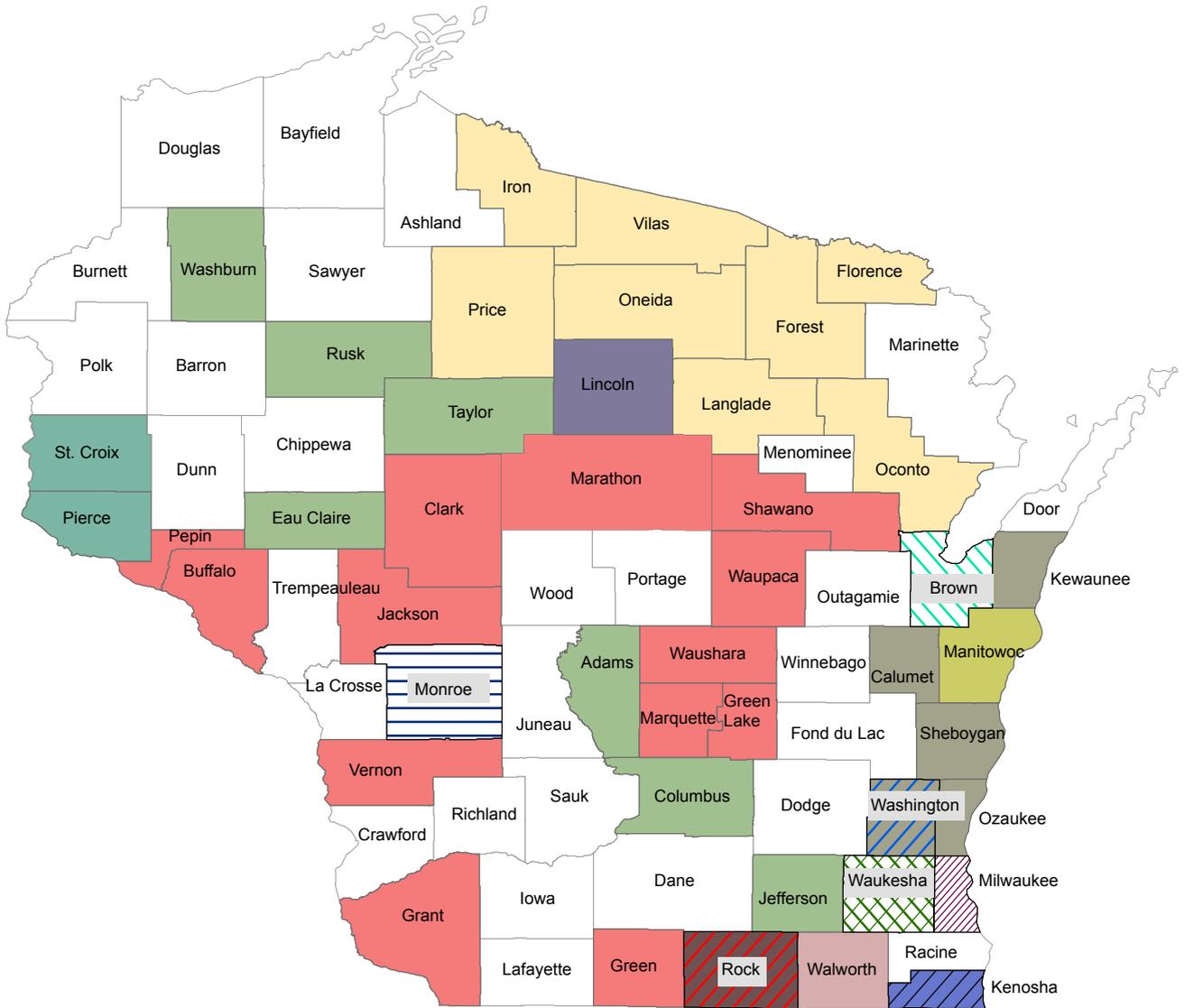
**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Lisa Marks the WI Division of Housing Administrator certify that the Five Year and
Annual PHA Plan of the WI Housing & Economic Development Authority is consistent with the Consolidated Plan of
Wisconsin prepared pursuant to 24 CFR Part 91.

 3-27-2015

Signed / Dated by Appropriate State or Local Official

WHEDA Administered Housing Choice Vouchers and Moderate Rehabilitation Programs



Housing Choice Voucher

- Allegiant Property Management (608-784-1381)
- Beloit Housing Authority (608-364-8740)
- Central Wisconsin CAA (608-254-8353)
- City of Kenosha Housing Authority (262-653-4120)
- Horizon Management Group (608-784-2935)
- Integrated Community Solutions (920-498-3737)
- NEWCAP (920-834-4621)
- North Central CAP (715-536-9581)
- Walworth County Housing Authority (262-723-6123)
- West CAP (715-265-4271)

VASH & Mod Rehab

- Allegiant Property Management - Milwaukee VASH
- Allegiant Property Management - Waukesha Mod Rehab
- Central Wisconsin CAA - Tomah VASH
- Horizon Management Group - Hartford Mod Rehab
- Integrated Community Solutions - G.B. Mod Rehab
- Kenosha Housing Authority - Kenosha Mod Rehab
- Neighborhood Housing - Brittan House Mod Rehab

Updated as of 10/28/2014

Wisconsin Housing and Economic Development Authority
Housing Choice Voucher Program and Moderate Rehabilitation
Agents

Agent	Contact	County	Contract	Vouchers
Horizon Management Group P.O. Box 2829, La Crosse, WI 54602-2829 224 N. 6 th Street, La Crosse, WI 54601 (608) 782-8250 (920) 388-2637 Phone & Fax Helen (608) 784-2935 (main line) (800) 333-8250 (in Wisconsin) (608) 784-2932 (fax) www.hmgapt.com N1095 Sleepy Hollow Rd Denmark WI 54208 Phone (920) 776-2191 Fax (920) 776-1914	Denise Loveland President dloveland@horizon-management.net	Calumet Kewaunee Ozaukee Sheboygan Washington	912 912 915 916 926	35 30 125 30 250
	Helen Ward Voucher Program Field Manager hward@horizon-management.net	Hartford- Mod Rehab	MR4	6 Units
	Kay Hanna Program Manager khanna@horizon-management.net			
Agent	Contact	County	Contract	Vouchers
NEWCAP, Inc. 1201 Main St Oconto WI 54153 800-242-7334 (920) 834-4621 (920) 834-4887 (fax) Hours 7:00 – 5:30 M - Th	Robert Koller Executive Director robertkoller@newcap.org	Florence Forest Langlade Oconto Oneida	904	10 20 15 70 35
	Debbie Bushman Voucher Program Manager x1110 debbiebushman@newcap.org	Vilas Iron Price		20 20 25
	Voucher Administrators Tina Woodworth x1111 tinawoodworth@newcap.org Erin Evosevich x1109 erinevosevich@newcap.org			
	Mike Duff HQS Inspections 715-478-3871 Cell 715-902-0244 mikeduff@newcap.org			

Agent	Contact	County	Contract	Vouchers
Central Wisconsin CAC, Inc. 1000 Highway 13 PO Box 430 Wisconsin Dells WI 53965 (608) 254-8353 (608) 254-4327 (fax) Hours 8 – 4:30	Fred Hebert Executive Director donna@cwcac.org	Adams	908	25
		Columbia		60
		Rusk		15
		Taylor		40
	Lisa Williams Ext 247 Voucher Administrator lisa@cwcac.org	Jefferson		65
		Tomah-VASH		42
		Washburn	925	18
	Kim McClelland Ext 246 SC8 Housing Coordinator kim@cwcac.org	Eau Claire	927	405
Agent	Contact	County	Contract	Vouchers
Walworth County Housing Authority 735 North Wisconsin St, Suite 100 Elkhorn WI 53121 (262) 723-6123 (262) 723-2079 (fax)	Sarah Boss Executive Director sboss@tds.net	Walworth	911	18
	Melody Feisbeck Finance Manager mfiesbeck@tds.net			
	Shannon Cooley Voucher Administrator srcooley@tds.net			
Agent	Contact	County	Contract	Vouchers
North Central CAP 2111 8 th Street, Ste 102 Wisconsin Rapids WI 54494 (715) 424-2581 401 W Main St Ste 3 Merrill WI 54452 (715) 536-9581 (715) 539-3023 (fax) Hours M 8:00 – 4:30 T – F 8:00 – 4:00	Jeff Sargent Executive Director jsargent@nccapinc.com	Lincoln	923	55
	Pam Glynn Director of Client Services pamnccap@solarus.net			
	Barb Larson 715-387-2626 barblnccap@tznet.com			
	Stacie Bartelt Voucher Administrator staciennccap@solarus.net			

Agent	Contact	County	Contract	Vouchers	
WEST CAP, Inc 525 Second St PO Box 308 Glenwood City WI 54013 (800) 606-9227 (715) 265-4271 (715) 265-7031 (fax) Office Hours 8 – 4:30	Peter Kilde Executive Director pkilde@wcap.org	Pierce St. Croix	924	5 70	
	Robyn Thibado Social Assets Director rthibado@wcap.org (715) 265-4271 Ext 1330				
	Lori Newton Voucher Administrator lnewton@wcap.org (715) 265-4271 Ext 1322				
Agent	Contact	County	Contract	Vouchers	
Beloit Housing Authority 21 Portland Ave Beloit WI 53511 (608) 364-8740 (608) 364-8745 (fax)	Cathy Pollard Director pollardc@ci.beloit.wi.us (608) 364-8740	Rock	928	100	
	Clinton Cole Housing Programs Manager colec@ci.beloit.wi.us (608) 364-8753				
Agent	Contact	County	Contract	Vouchers	
Allegiant Property Management, LLC 412 S 3 rd Street La Crescent MN 55947 (608) 784-1381 (888) 393-3282 (toll free) (507) 551-2068 (fax)	David Heyer Asset Manager dheyer@apmwi.net	Green	929	25	
	Laurie Olson x 208 lolson@apmwi.net	Clark	922	10	
		Green	922	12	
		Lake			
		Jackson	922	15	
		Marquette	922	15	
		Milwaukee-VASH	930	25	
		Shawano	922	10	
		Vernon	922	15	
		Waupaca	922	15	
		Waushara	922	10	
		Buffalo	933	5	
		Grant	933	5	
		Marathon	905	30	
Pepin	933	5			
Waukesha – Mod Rehab	MR2	53 Units			

Agent	Contact	County	Contract	Vouchers
Integrated Community Solutions (ICS) 2605 S. Oneida Street, Ste 106 Green Bay WI 54304 (920) 498-3737	Matt Roberts Executive Director (920) 496-1919 mattro@ics-gb.org	Manitowoc	931	181
	Patrick Leifker Programs Leader (920) 496-1939 patle@ics-gb.org Joanne Koehne Housing Specialist (920) 496-1943 joanneko@ics-gb.org Jayme Wedan Housing Specialist (920) 496-1912 jaymewe@ics-gb.org	Green Bay – Mod Rehab	MR1	45 Units
Agent	Contact	County	Contract	Vouchers
City of Kenosha Housing Authority 625 52 nd Street, Room 98 Kenosha WI 53140 (262) 653-4120 (262) 653-4114 (fax)	Donna Cook Executive Director (262) 653-4116 dcook@kenoshahud.com	Kenosha	932	100
	Lyn Elvetici Deputy Director lvetici@kenoshahud.com	Kenosha – Mod Rehab	MR1	72 Units
	Erica Buttera Assistant Program Coordinator & Inspector ebutera@kenoshahud.com			
Agent	Contact	County	Contract	Vouchers
Neighborhood Housing Services 520 W Grand Ave Beloit WI 53511 (608) 362-9051 (608) 362-7226 (fax)	Christine Schlichting Executive Director	Beloit – Mod Rehab	MR3	45
	Bill Woodruff Asset and Property Manager Brittan House 608 Fourth St Beloit WI 53511 (608)365-4787 bwoodruff@nhsofbeloit.com			

MEMBERS OF THE AUTHORITY

Mark Hogan, Chairman
BMO Harris Bank
WI

Perry Armstrong, Vice Chairman
CEO, Preferred Title
Madison, WI

Bradley Guse, Treasurer
BMO Harris Bank
Arpin, WI

Sue Shore, Secretary
Retired
Wausau, WI

Reed Hall
CEO, Wisconsin Economic Development Corporation
Madison, WI

Hon. Nikiya Harris-Dodd
Wisconsin State Senator
Milwaukee, WI

John Horning
Executive Vice President, Shorewest Realtors
Brookfield, WI

Hon. Amy Loudenberg
Wisconsin State Representative
Clinton, WI

Hon. Howard Marklein
Wisconsin State Senator
Spring Green, WI

Kate Zeuske
Designee, Wisconsin Department of Administration
Madison, WI

McArthur Weddle
Executive Director, Northcott Neighborhood House
Milwaukee, WI

Hon. Leon Young
Wisconsin State Representative
Milwaukee, WI

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.

WHEDA REPORT

Description of activities, services or programs offered, directly or in partnership with other service providers, to child or adult victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking:

WHEDA's agents have close relationships with local domestic violence shelters, family service agencies and many are members of local Continuum of Care (CoCs). All families are given information and documentation on VAWA and referrals are made as needed.

Description of activities, services or programs offered, directly or in partnership with other service providers, which help child or adult victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking to obtain or maintain housing:

WHEDA's agents provide education on VAWA protections and referrals to partnership agencies. Some agents also have access to temporary housing grants and case management that allow clients to maintain current housing or relocate.

Description of activities, services or programs offered, directly or in partnership with other service providers, to prevent Domestic Violence, Dating Violence, Sexual Assault or Stalking or to enhance victim safety in assisted families:

WHEDA's agents work closely with advocates and shelters and have developed relationships and continually expanding networks that assist the clients, the agencies and the resources to work together to provide assistance and to share services.

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	2687		0
Extremely Low Income (<= 30% AMI)	1952	72.65%	
Very Low Income (>30% but < 50% AMI)	710	26.42%	
Low Income (>50% but < 80% AMI)	16	0.60%	
Families with Children	1513	56.31%	
Families with Disabilities	689	25.64%	
Race/Ethnicity (American Indian)	45	1.67%	
Race/Ethnicity (Black)	742	27.61%	
Race/Ethnicity (White)	1773	65.98%	
Race/Ethnicity (Hispanic)	116	4.32%	
Race/Ethnicity (Non-Hispanic)	1844	68.63%	
Race/Ethnicity (Asian)	206	7.67%	

Is the Waiting List Closed?:

Yes

No

See Below

If Yes:

How long has it been closed (number of months)?

Does the PHA plan to reopen the list in the PHA Plan Year?

 WI901n15

Does the PHA permit specific categories of families onto the waiting list, even if it is generally closed?

Yes No

Family Unification Program

VASH

Waiting List closed (County):

Calumet
Kewaunee
Pierce
St Croix
Washington
Ozaukee
Sheboygan
Manitowoc
Eau Claire
Adams
Columbia
Jefferson
Rusk
Taylor
Buffalo
Pepin
Clark
Green Lake
Jackson
Marquette
Shawano
Vernon
Waupaca
Waushara
Marathon

Waiting List open (County):

Walworth
Florence
Forest
Iron
Langlade
Oconto
Oneida
Price
Vilas
Lincoln
Washburn
Green

All Contracts **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	1413	4	3	3	3	2	3
Income >30% but <=50% AMI	632	3	3	3	2	2	2
Income >50% but <80% AMI	13	1	1	1	1	1	1
Elderly	366	3	3	3	3	2	2
Families with Disabilities	789	3	3	2	3	2	2
Race/Ethnicity Black	277	3	2	2	2	2	2
Race/Ethnicity American Indian	38	2	2	1	1	1	1
Race/Ethnicity Hispanic	91	2	2	1	1	1	1
Race/Ethnicity Asian	41	2	2	1	1	1	1
Race/Ethnicity Other	915	2	2	2	2	2	3

WI901o15

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

**PUBLIC HEARING FOR THE
HOUSING CHOICE VOUCHER PROGRAM**

2015 FIVE-YEAR and ANNUAL PLAN

MINUTES

MARCH 18, 2015

9:00 a.m. – 9:30 a.m.

AUTHORITY STAFF PRESENT: Stefanie Elder, Contract Specialist
Lisa Manske, Contract Specialist
Sharon Spengler, Asst. Manager, Risk & Compliance
Kazoua Lor, Program Specialist
Wendy Zahler, Contract Specialist

PUBLIC MEMBER PRESENT: No public members present

CALL TO ORDER

Stefanie Elder 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 2015 Five-Year and Annual Plan.

ORAL COMMENTS

There were no oral comments made at the public hearing on WHEDA's proposed Housing Choice Voucher Program 2015 Five-Year and 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 a half hour as posted. No parties arrived, either in person or via teleconference, during the posted timeframe. Stefanie Elder declared the public hearing adjourned at 9:30 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 7/2015, 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 2015 - 2019

Annual PHA Plan for Fiscal Years 2015 - 2016

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 <u>Wyman Winston</u>	Title <u>Executive Director</u>
Signature 	Date <u>3/18/15</u>

(6.0(b)) PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including and Wait List Procedures

WHEDA's policy regarding eligibility, selection and admission to the Housing Choice Voucher program is included on page 3 – 2 of WHEDA's Administrative Plan. The Applications, Waiting List and Tenant Selection policies and procedures are detailed in Chapter 4 of WHEDA's Administrative Plan. The Plan may be found on www.wheda.com under the Rental Resources tab.

Statement of Compliance with HUD's Equal Access Rule

Family and Family Composition

To be eligible for assistance, an applicant must qualify as a family. *Family and Family Composition* as defined by HUD includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status, a single person, who may be an elderly person, disabled person, near-elderly person, or any other single person; or a group of persons residing together. Such group includes, but is not limited to a family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family), an elderly family, a near-elderly family, a disabled family, a displaced family, or the remaining members of a tenant family. The PHA has the discretion to determine if any other group of persons qualifies as a family.

Gender Identity means actual or perceived gender characteristics.

Sexual Orientation means homosexuality, heterosexuality or bisexuality.

PHA Policy

A family also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law but who either can demonstrate that they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family.

Each family must identify the individuals to be included in the family at the time of application, and must notify the PHA if the family's composition changes.

3. Rent Determination

WHEDA's policy regarding rent determination is included on pages 6 – 49 to 6 - 50 of WHEDA's Administrative Plan. The Plan may be found on www.wheda.com under the Rental Resources tab. The 2015 Payment Standards are included below.

TTP Formula [24 CFR 5.628]

HUD regulations specify the formula for calculating the total tenant payment (TTP) for an assisted family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income (adjusted income is defined in Part II)
- 10 percent of the family's monthly gross income (annual income, as defined in Part I, divided by 12)
- The welfare rent (in as-paid states only)
- A minimum rent between \$0 and \$50 that is established by the PHA

The PHA has authority to suspend and exempt families from minimum rent when a financial hardship exists, as defined in section 6-III.B.

The amount that a family pays for rent and utilities (the family share) will never be less than the family's TTP but may be greater than the TTP depending on the rent charged for the unit the family selects.

Welfare Rent [24 CFR 5.628]

PHA Policy

Welfare rent does not apply in this locality.

Minimum Rent [24 CFR 5.630]

PHA Policy

The minimum rent for this program is \$50.

Family Share [24 CFR 982.305(a)(5)]

If a family chooses a unit with a gross rent (rent to owner plus an allowance for tenant-paid utilities) that exceeds the PHA's applicable payment standard: (1) the family will pay more than the TTP, and (2) at initial occupancy the PHA may not approve the tenancy if it would require the family share to exceed 40 percent of the family's monthly adjusted income. The income used for this determination must have been verified no earlier than 60 days before the family's voucher was issued. (For a discussion of the application of payment standards, see section 6-III.C.)

PHA Subsidy [24 CFR 982.505(b)]

The PHA will pay a monthly housing assistance payment (HAP) for a family that is equal to the lower of (1) the applicable payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP. (For a discussion of the application of payment standards, see section 6-III.C.)

PHA Policy

The PHA will not execute a HAP Contract for any unit on which zero-assistance would be paid at New Admission, Move and Portability Move In.

Utility Reimbursement [24 CFR 982.514(b)]

When the PHA subsidy for a family exceeds the rent to owner, the family is due a utility reimbursement. HUD permits the PHA to pay the reimbursement to the family or directly to the utility provider.

PHA Policy

The PHA's local contracted administrating agency will make any utility reimbursements payable to the participant and the utility provider on a monthly basis or to directly to the utility provider on a monthly basis.

5. Grievance Procedure

WHEDA's policy regarding grievance procedures are on pages 16 – 11 to 16 – 26 in Chapter 16 of WHEDA's Administrative Plan. The Plan may be found on www.wheda.com under the Rental Resources tab.

10. Civil Rights Certification

See Attachment WI901a15.

13. Violence Against Women Act (VAWA)

See Attachment WI901m15.

County	Bedroom Size	2015 Payment Standards	County	Bedroom Size	2015 Payment Standards	County	Bedroom Size	2015 Payment Standards
Adams	0	390	Green	0	436	Manitowoc	0	390
Adams	1	515	Green	1	545	Manitowoc	1	485
Adams	2	600	Green	2	675	Manitowoc	2	600
Adams	3	795	Green	3	845	Manitowoc	3	871
Adams	4	905	Green	4	933	Manitowoc	4	1050
Adams	Mfg Home	240	Green	Mfg Home	270	Manitowoc	5	1109
Buffalo	0	477	Green Lake	0	371	Manitowoc	Mfg Home	240
Buffalo	1	481	Green Lake	1	469	Marathon	0	451
Buffalo	2	650	Green Lake	2	600	Marathon	1	570
Buffalo	3	962	Green Lake	3	800	Marathon	2	679
Buffalo	4	932	Green Lake	4	1036	Marathon	3	900
Buffalo	Mfg Home	260	Green Lake	Mfg Home	240	Marathon	4	950
Calumet	0	375	Iron	0	349	Marathon	5	1076
Calumet	1	490	Iron	1	432	Marathon	Mfg Home	272
Calumet	2	630	Iron	2	585	Marquette	0	373
Calumet	3	928	Iron	3	797	Marquette	1	483
Calumet	4	983	Iron	4	1036	Marquette	2	627
Calumet	Mfg Home	252	Iron	Mfg Home	234	Marquette	3	780
Clark	0	353	Jackson	0	367	Marquette	4	839
Clark	1	470	Jackson	1	498	Marquette	Mfg Home	251
Clark	2	585	Jackson	2	616	Oconto	0	426
Clark	3	729	Jackson	3	767	Oconto	1	472
Clark	4	782	Jackson	4	824	Oconto	2	585
Clark	Mfg Home	234	Jackson	Mfg Home	246	Oconto	3	836
Columbia	0	450	Jefferson	0	444	Oconto	4	839
Columbia	1	551	Jefferson	1	605	Oconto	Mfg Home	234
Columbia	2	680	Jefferson	2	747	Oneida	0	501
Columbia	3	1129	Jefferson	3	1071	Oneida	1	523
Columbia	4	1203	Jefferson	4	1123	Oneida	2	650
Columbia	5	1383	Jefferson	5	1291	Oneida	3	900
Columbia	Mfg Home	272	Jefferson	Mfg Home	299	Oneida	4	1141
Eau Claire	0	500	Kenosha	0	529	Oneida	Mfg Home	260
Eau Claire	1	584	Kenosha	1	631	Ozaukee	0	527
Eau Claire	2	690	Kenosha	2	810	Ozaukee	1	713
Eau Claire	3	995	Kenosha	3	1176	Ozaukee	2	844
Eau Claire	4	1027	Kenosha	4	1232	Ozaukee	3	1040
Eau Claire	5	1181	Kenosha	Mfg Home	324	Ozaukee	4	1175
Eau Claire	Mfg Home	276	Kewaunee	0	426	Ozaukee	Mfg Home	338
Florence	0	371	Kewaunee	1	517	Pepin	0	371
Florence	1	443	Kewaunee	2	708	Pepin	1	493
Florence	2	585	Kewaunee	3	1069	Pepin	2	585
Florence	3	729	Kewaunee	4	1006	Pepin	3	900
Florence	4	809	Kewaunee	Mfg Home	283	Pepin	4	865
Florence	Mfg Home	234	Langlade	0	430	Pepin	Mfg Home	234
Forest	0	371	Langlade	1	494	Pierce	0	583
Forest	1	432	Langlade	2	632	Pierce	1	750
Forest	2	585	Langlade	3	932	Pierce	2	906
Forest	3	763	Langlade	4	1120	Pierce	3	1465
Forest	4	782	Langlade	Mfg Home	253	Pierce	4	1573
Forest	Mfg Home	234	Lincoln	0	368	Pierce	Mfg Home	362
Grant	0	441	Lincoln	1	450	Price	0	371
Grant	1	489	Lincoln	2	580	Price	1	475
Grant	2	643	Lincoln	3	854	Price	2	600
Grant	3	818	Lincoln	4	950	Price	3	750
Grant	4	996	Lincoln	Mfg Home	232	Price	4	981
Grant	Mfg Home	257				Price	Mfg Home	180

County	Bedroom Size	2015 Payment Standards	County	Bedroom Size	2015 Payment Standards	County	Bedroom Size	2015 Payment Standards
Rock	0	445	Taylor	0	352	Washburn	0	456
Rock	1	545	Taylor	1	475	Washburn	1	534
Rock	2	695	Taylor	2	700	Washburn	2	719
Rock	3	875	Taylor	3	775	Washburn	3	921
Rock	4	925	Taylor	4	860	Washburn	4	968
Rock	Mfg Home	278	Taylor	Mfg Home	280	Washburn	Mfg Home	288
Rusk	0	430	Vernon	0	371	Washington	0	527
Rusk	1	452	Vernon	1	495	Washington	1	713
Rusk	2	612	Vernon	2	585	Washington	2	815
Rusk	3	786	Vernon	3	891	Washington	3	1098
Rusk	4	1072	Vernon	4	935	Washington	4	1125
Rusk	Mfg Home	245	Vernon	Mfg Home	234	Washington	Mfg Home	326
Shawano	0	430	Vilas	0	502	Waupaca	0	441
Shawano	1	470	Vilas	1	506	Waupaca	1	463
Shawano	2	595	Vilas	2	684	Waupaca	2	600
Shawano	3	800	Vilas	3	852	Waupaca	3	787
Shawano	4	925	Vilas	4	1090	Waupaca	4	891
Shawano	Mfg Home	238	Vilas	Mfg Home	274	Waupaca	Mfg Home	240
Sheboygan	0	444	Walworth	0	519	Waushara	0	431
Sheboygan	1	527	Walworth	1	569	Waushara	1	454
Sheboygan	2	654	Walworth	2	755	Waushara	2	589
Sheboygan	3	859	Walworth	3	1074	Waushara	3	751
Sheboygan	4	884	Walworth	4	1100	Waushara	4	787
Sheboygan	Mfg Home	262	Walworth	Mfg Home	302	Waushara	Mfg Home	236
St Croix	0	583						
St Croix	1	831						
St Croix	2	950						
St Croix	3	1465						
St Croix	4	1729						
St Croix	Mfg Home	380						

effective January 1, 2015

Progress in meeting the goals from the 2010 5-year plan

Goal:

Work with local agencies to ensure affordable Payment Standards

Progress:

WHEDA works closely with our contracted agents and our local HUD office to set Payment Standards that are fair and affordable for our Housing Choice Voucher program participants.

Goal:

Maintain SEMAP score

Progress:

In the last nine years, we have rated as High Performer under the SEMAP rating.

Goal:

Increase portfolio size of available vouchers

Progress:

Since 2010 WHEDA has increased the portfolio baseline from 1,291 vouchers to 2,229 vouchers:

- Program transfer July 2010 of 148 vouchers, including 30 PBV and 20 Family Unification Program (FUP)
- Program transfer January 2013 of 73 vouchers
- Program transfer January 2013 of 20 vouchers
- Section 8 Opt-Out conversion January 2013 of 30 vouchers
- HUD-VASH award July 2013 of 25 vouchers
- HUD-VASH award October 2013 of 30 vouchers
- Section 8 Opt-Out conversion December 2013 of 63 vouchers
- Program transfer July 2014 of 30 vouchers
- Program transfer August 2014 of 405 vouchers
- HUD-VASH award October 2014 of 12 vouchers
- RAD Conversion January 2015 of 102 vouchers