

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.				
A.1	PHA Name: <u>Wisconsin Housing and Economic Development Authority</u> PHA Code: <u>WI901</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>2,285</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
	Lead HA:			No. of Units in Each Program

WI901v16

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Refer to Attachment WI901a16</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Refer to attachment WI901b16</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p><u>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Refer to Attachment WI901f16</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Refer to Attachment WI901h16</p>

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(c))

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). 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. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4))

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8 of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(ii))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

- B.2 **New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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

B.1 Revision of PHA Plan Elements

Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Housing Needs and Strategy for Addressing Housing Needs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Informal Review and Hearing Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification. |

Housing Needs and Strategy for Addressing Housing Needs

The data for Housing Needs has been updated for 2016 however there have been no other revisions. Approximately $\frac{3}{4}$ of the families on WHEDA's waiting lists are Extremely Low Income and $\frac{1}{4}$ are Very Low income. Only ~1% fall in the Low Income (>50% but <80% AMI) category. Two-thirds of families are white while one-third is of minority status (American Indian, Hispanic, African-American, etc.). Finding affordable units is a primary burden for Extremely Low Income families but the supply, quality and location of housing are concerns for families of all income levels.

WHEDA works with local owners and landlords to make homes affordable. WHEDA is also heavily involved and invested in www.wihousingsearch.org, a website on which landlords can list their available units for free and prospective renters can search for units that meet their needs. WHEDA is continually reaching out to property owners and managers to list their rentals in order to increase the database and give renters, especially those with low income, choices for housing.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

WHEDA's policy regarding eligibility, selection and admission to the Housing Choice Voucher program has been revised since the 2015 Five-Year/Annual Plan.

WHEDA has entered into an MOU with the Westby Housing Authority to issue Housing Choice Vouchers to up to 15% annually of Westby's RAD participants that choose to exercise Choice Mobility. The option of taking a Housing Choice Voucher portable allows the families to move to the location and housing of their choosing.

WHEDA has also committed 140 Project-Based Vouchers to be used in tandem with HUD Section 811 PRA awards. The housing will be primarily for those income eligible persons with disabilities who are exiting institutions and desire to return to community living, or are at risk of institutionalization because of loss of or substandard housing.

Financial Resources

There have been no revisions to WHEDA's Financial Resources since the 2015 Five-Year/Annual Plan. WHEDA's Housing Choice Voucher program is funded through budget authority from HUD and reserves held by HUD, HUD Held Funds (HHF), and fee reserves held by WHEDA, Unrestricted Net Position (UNP). No other monies are received to fund the program.

Rent Determination

There have been no revisions to WHEDA's Rent Determination policies since the 2015 Five-Year/Annual Plan other than updates to the Payment Standards. WHEDA's policy regarding rent determination is included in WHEDA's Administrative Plan. The Plan may be found on www.wheda.com under the Rental Resources tab. The 2016 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 administering 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.

Operation and Management

There have been no revisions to WHEDA's Operation and Management since the 2015 Five-Year/Annual Plan. WHEDA has maintained a SEMAP High Performer status for the past 10 years.

Management Team and Key Staff

The 31 staff members who comprise WHEDA's Risk and Compliance group are highly proficient in program regulations including Performance-Based Contract Administration (PBCA), Traditional Section 8 Contract Administration (TCA), Housing Choice Voucher Program (HCVP), USDA Rural Housing Development, LIHTC, The American Recovery and Reinvestment Act (ARRA), and New Markets Tax Credit (NMTC) developments. The structure and major functions of the group are as follows:

- Mortgage Loan Servicing – Traditional Contract Section 8 Housing Assistance Payments (HAP), collection and processing of mortgage loan payments and escrow processing.
- Risk Management – Processing of audited financial statements, capital improvement budgets, monitor reserve draws, loan work-outs and analysis of occupancy trends for loan portfolio.
- Program Compliance Monitoring – MOR tracking, budget-based rent increases, tracking and resolution of health and safety issues for WHEDA-Financed, TCA, LIHTC, tax exempt and secondary market portfolios, EIV monitoring, contract renewal, annual rent adjustments, HAP and special claims processing, utility analysis and resolution of health and safety issues for the PBCA and TCA portfolios. Additionally, this team also takes care of administration of WHEDA's HCV program and LIHTC annual reporting.
- Business Analyst and Quality Assurance – System support, monitor risk ratings, trend and risk reporting, compliance oversight for all federal programs for PBCA, TCA, WHEDA-financed, LIHTC and secondary market portfolios.
- Administrative Support – Tracking and logging of all incoming and outgoing correspondence and system updates.

The education and experience of staff members within these groups include real estate finance and development, property management, accounting, system programming and various designations recognized by the housing industry. This diversity equips our agency with the knowledge to assess potential risks and preserve existing affordable housing. Our team of professionals frequently assesses the viability of properties through our underwriting and asset management process. WHEDA's Risk and Compliance staff is supplemented by oversight from the Internal Loan Committee (ILC) and the Members Loan Committee (MLC) as outlined in the authority's Loan Policy and Bylaws.

WHEDA Management Team

Jennifer B. Harrington, Director of Risk and Compliance

Jennifer B. Harrington started as Director, Risk and Compliance at the Authority in January 2015. Prior to joining the Authority, she was most recently employed by a utility company for 12 years holding various positions related to risk, operations and compliance. Ms. Harrington holds a Masters of Business Administration in Finance and a Bachelor's of Science in Business Administration from The Ohio State University.

Connie Martin, Manager, Risk

Connie Martin, Manager of the Risk and Compliance group. She has over 18 years' experience in multifamily loan servicing, PBCA activities and compliance monitoring. Connie is responsible for all multifamily loan servicing, loan portfolio management, compliance, quality control activities and business systems. In addition, she currently is overseeing the Wisconsin PBCA Annual Contributions Contract (ACC). Her expertise lies in program compliance, resident file audits and overall contract administration. Connie is certified in Section 8, Housing Quality Standards (HQS) and LIHTC.

Tonya Buchner, Manager, Compliance

Tonya Buchner, Compliance Manager in the Risk and Compliance group. Prior to joining WHEDA, Ms. Buchner was the Director of Equalization at the Wisconsin Department of Revenue (WDOR) where she helped administer the state assessment process and worked to ensure uniform real and personal property assessments. She was also a Manager in the Manufacturing Bureau at WDOR charged with evaluating manufacturing classification requests, valuing manufacturing real and personal property, and administering manufacturing exemptions. In addition, Ms. Buchner has experience with appraisal and valuation theory, New Market Tax Credit (NMTC) financing, and Low Income Housing Tax Credit (LIHTC) development. She received a Bachelor of Business Administration from the University of Wisconsin-Madison in the field of Real Estate and Urban Land Economics. Ms. Buchner maintains the following certifications: Certified Occupancy Specialist (COS), Uniform Standards of Professional Appraisal Practice (USPAP), Enterprise Management and Development Academy (EMDA), Project Management, and Assessor II & III.

Sharon Spengler, Assistant Manager, Risk and Compliance

Sharon Spengler, Assistant Manager of the Contract Specialist (CS) team, has been with the Authority since March 2007. Her knowledge and expertise aid the CS team, which processes HAP payments, special claims, contract renewals and rent adjustments. Sharon assures smooth processing of day-to-day tasks assigned and provides direct training to the members of CS team.

Informal Review and Hearing Procedures

There have been no revisions to WHEDA's Informal Review and Hearing Procedures since the 2015 Five-Year/Annual Plan. WHEDA's policy regarding grievance procedures are in Chapter 16 of WHEDA's Administrative Plan. The Plan may be found on www.wheda.com under the Rental Resources tab. Voucher holders are provided this information at briefings.

Homeownership Programs

WHEDA does operate a Housing Choice Voucher homeownership program.

Self Sufficiency Programs

There have been no revisions to WHEDA's Self Sufficiency Programs since the 2015 Five-Year/Annual Plan. WHEDA operates an FSS program with a mandatory 50 FSS vouchers in ten Wisconsin counties (Ozaukee, Sheboygan, Rock, Jefferson, Adams, Taylor, Manitowoc, Oconto, St. Croix, Pierce). There is a

lack of interest in the program and a high utilization of vouchers by elderly and/or disabled households. In spite of the low utilization of the FSS vouchers the program maintains a steady participation rate and there are approximately a dozen families taking advantage of it at any given time. All applicants and participants who are eligible are informed about the program.

Substantial Deviation

There have been no revisions to WHEDA's definition of Substantial Deviation since the 2015 Five-Year/Annual Plan. A Substantial Deviation is defined as a significant change to policies that would alter the fundamentals of the program.

Significant Amendment/Modification

There have been no revisions to WHEDA's definition of Significant Amendment/Modification since the 2015 Five-Year/Annual Plan. A Significant Amendment/Modification is similar to Substantial Deviation and is defined as a revision of policies that would require changes to the administration of the program. Examples include creating preferences, changes to order of admittance to the program and reducing subsidy standards.

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST

County: All

Contract Number: WI901

Waiting List Type (select one):

 X 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	1872		0
Extremely Low Income (<= 30% AMI)	1418	75.75%	
Very Low Income (>30% but < 50% AMI)	424	22.65%	
Low Income (>50% but < 80% AMI)	30	1.60%	
Families with Children	1199	64.05%	
Families with Disabilities	479	25.59%	
Race/Ethnicity (American Indian)	21	1.12%	
Race/Ethnicity (Black)	832	44.44%	
Race/Ethnicity (White)	877	46.85%	
Race/Ethnicity (Hispanic)	112	5.98%	
Race/Ethnicity (Non-Hispanic)	1427	76.23%	
Race/Ethnicity (Asian)	5	0.27%	

Is the Waiting List Closed?:

Yes:

Adams, Columbia, Jefferson, Rusk, Taylor, Calumet, Ozaukee, Sheboygan, Pierce, St. Croix, Washburn, Kenosha

Marathon, Walworth, Kewaunee, Green Lake, Clark,
Jackson, Marquette, Shawano, Vernon, Waupaca,
Waushara, Lincoln, Washington, Eau Claire, Rock,
Green, Manitowoc, Buffalo, Pepin, Grant, Florence,
No: Forest, Iron, Langlade, Oconto, Oneida, Price, Vilas

If Yes: How long has it been closed (number of months)? Various
Not in Kenosha or
Does the PHA plan to reopen the list in the PHA Plan Year? Washburn counties
Does the PHA permit specific categories of families onto the waiting
Yes Only for specific programs, such as VASH, FUP, PBV

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	5794	4	4	3	3	3	3
Income >30% but <=50% AMI	3588	3	3	3	3	3	3
Income >50% but <80% AMI	3635	2	2	2	2	2	2
Elderly	1754	4	4	3	3	3	3
Families with Disabilities	1287	4	4	3	4	3	3
Race/Ethnicity Black	2039	3	3	3	2	3	2
Race/Ethnicity American Indian	118	2	2	2	2	2	2
Race/Ethnicity Hispanic	1295	2	2	2	2	2	2
Race/Ethnicity Asian	92	2	2	2	2	2	2
Race/Ethnicity Other	437	2	2	2	2	2	2

Effective 1/1/2016

County	Bedroom Size	2016 Payment Standards	County	Bedroom Size	2016 Payment Standards	County	Bedroom Size	2016 Payment Standards
Adams	0	405	Forest	0	452	Kenosha	0	560
Adams	1	524	Forest	1	500	Kenosha	1	685
Adams	2	618	Forest	2	651	Kenosha	2	828
Adams	3	834	Forest	3	884	Kenosha	3	1156
Adams	4	974	Forest	4	897	Kenosha	4	1368
Adams	Mfg Home	247	Forest	Mfg Home	260	Kenosha	5	1574
Brown (excluding Green Bay)	0	490	Grant	0	455	Kenosha	Mfg Home	331
Brown (excluding Green Bay)	1	595	Grant	1	563	Kewaunee	0	461
Brown (excluding Green Bay)	2	483	Grant	2	689	Kewaunee	1	562
Brown (excluding Green Bay)	3	1075	Grant	3	818	Kewaunee	2	747
Brown (excluding Green Bay)	4	1092	Grant	4	1031	Kewaunee	3	1025
Brown (excluding Green Bay)	5	1258	Grant	Mfg Home	276	Kewaunee	4	1028
Brown (excluding Green Bay)	6	1409	Green	0	436	Kewaunee	Mfg Home	299
Brown (excluding Green Bay)	Mfg Home	193	Green	1	548	Langlade	0	502
Buffalo	0	496	Green	2	668	Langlade	1	516
Buffalo	1	505	Green	3	889	Langlade	2	690
Buffalo	2	675	Green	4	933	Langlade	3	947
Buffalo	3	890	Green	Mfg Home	267	Langlade	4	950
Buffalo	4	968	Green Bay	0	475	Langlade	Mfg Home	276
Buffalo	Mfg Home	270	Green Bay	1	578	Lincoln	0	405
Calumet	0	438	Green Bay	2	764	Lincoln	1	460
Calumet	1	557	Green Bay	3	1045	Lincoln	2	593
Calumet	2	710	Green Bay	4	1063	Lincoln	3	860
Calumet	3	1023	Green Bay	5	1222	Lincoln	4	950
Calumet	4	1027	Green Bay	6	1366	Lincoln	Mfg Home	237
Calumet	Mfg Home	284	Green Bay	Mfg Home	306	Manitowoc	0	429
Clark	0	404	Green Lake	0	408	Manitowoc	1	506
Clark	1	533	Green Lake	1	526	Manitowoc	2	681
Clark	2	675	Green Lake	2	698	Manitowoc	3	840
Clark	3	800	Green Lake	3	831	Manitowoc	4	964
Clark	4	859	Green Lake	4	1100	Manitowoc	5	1109
Clark	Mfg Home	270	Green Lake	Mfg Home	279	Manitowoc	Mfg Home	272
Columbia	0	478	Iron	0	402	Marathon	0	511
Columbia	1	596	Iron	1	486	Marathon	1	585
Columbia	2	798	Iron	2	651	Marathon	2	761
Columbia	3	1005	Iron	3	904	Marathon	3	955
Columbia	4	1121	Iron	4	1094	Marathon	4	1096
Columbia	5	1289	Iron	Mfg Home	260	Marathon	5	1260
Columbia	Mfg Home	319	Jackson	0	405	Marathon	Mfg Home	304
Eau Claire	0	507	Jackson	1	534	Marquette	0	450
Eau Claire	1	608	Jackson	2	703	Marquette	1	592
Eau Claire	2	799	Jackson	3	775	Marquette	2	755
Eau Claire	3	1088	Jackson	4	877	Marquette	3	835
Eau Claire	4	1188	Jackson	Mfg Home	281	Marquette	4	902
Eau Claire	5	1366	Jefferson	0	496	Marquette	Mfg Home	302
Eau Claire	Mfg Home	320	Jefferson	1	660	Oconto	0	486
Florence	0	461	Jefferson	2	805	Oconto	1	531
Florence	1	504	Jefferson	3	1102	Oconto	2	651
Florence	2	675	Jefferson	4	1152	Oconto	3	913
Florence	3	899	Jefferson	5	1325	Oconto	4	932
Florence	4	930	Jefferson	Mfg Home	322	Oconto	Mfg Home	260
Florence	Mfg Home	270						

Effective 1/1/2016

County	Bedroom Size	2016 Payment Standards	County	Bedroom Size	2016 Payment Standards	County	Bedroom Size	2016 Payment Standards
Oneida	0	498	Rusk	0	490	Vernon	0	435
Oneida	1	560	Rusk	1	547	Vernon	1	535
Oneida	2	720	Rusk	2	732	Vernon	2	665
Oneida	3	893	Rusk	3	908	Vernon	3	872
Oneida	4	1193	Rusk	4	1004	Vernon	4	927
Oneida	Mfg Home	288	Rusk	Mfg Home	293	Vernon	Mfg Home	266
Ozaukee	0	579	Shawano	0	472	Vilas	0	480
Ozaukee	1	713	Shawano	1	525	Vilas	1	535
Ozaukee	2	895	Shawano	2	643	Vilas	2	704
Ozaukee	3	1100	Shawano	3	886	Vilas	3	894
Ozaukee	4	1200	Shawano	4	1020	Vilas	4	975
Ozaukee	Mfg Home	358	Shawano	Mfg Home	257	Vilas	Mfg Home	282
Pepin	0	408	Sheboygan	0	458	Walworth	0	529
Pepin	1	566	Sheboygan	1	570	Walworth	1	581
Pepin	2	675	Sheboygan	2	743	Walworth	2	761
Pepin	3	1010	Sheboygan	3	928	Walworth	3	1055
Pepin	4	1016	Sheboygan	4	1031	Walworth	4	1080
Pepin	Mfg Home	270	Sheboygan	Mfg Home	297	Walworth	Mfg Home	304
Pierce	0	648	St Croix	0	648	Washburn	0	493
Pierce	1	804	St Croix	1	831	Washburn	1	592
Pierce	2	1015	St Croix	2	1015	Washburn	2	758
Pierce	3	1427	St Croix	3	1427	Washburn	3	941
Pierce	4	1673	St Croix	4	1673	Washburn	4	1040
Pierce	Mfg Home	406	St Croix	Mfg Home	406	Washburn	Mfg Home	303
Price	0	444	Taylor	0	442	Washington	0	579
Price	1	486	Taylor	1	534	Washington	1	713
Price	2	651	Taylor	2	716	Washington	2	895
Price	3	808	Taylor	3	888	Washington	3	1100
Price	4	892	Taylor	4	892	Washington	4	1200
Price	Mfg Home	194	Taylor	Mfg Home	286	Washington	Mfg Home	358
Rock	0	502				Waupaca	0	502
Rock	1	581				Waupaca	1	551
Rock	2	761				Waupaca	2	720
Rock	3	990				Waupaca	3	895
Rock	4	1043				Waupaca	4	927
Rock	Mfg Home	304				Waupaca	Mfg Home	288
effective January 1, 2016						Waushara	0	464
						Waushara	1	558
						Waushara	2	655
						Waushara	3	832
						Waushara	4	932
						Waushara	Mfg Home	262

B.2 New Activities

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

Y N Project Based Vouchers.

☒ ☐

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

WHEDA intends to implement a Project-Based Voucher program in 2016.

WHEDA has granted the use of 140 Housing Choice Vouchers to be awarded as Project-Based Vouchers to properties that have signed Rental Assistance Contracts (RACs) to serve the HUD Section 811 PRA target population. The PBVs will be placed in properties in counties in which WHEDA has an administrative presence (41 of Wisconsin's 72 counties). The Housing Authority of the City of Milwaukee (HACM) has also obligated an additional ten vouchers to be project-based using the same criteria.

WHEDA has partnered with the Department of Human Services (DHS) to house the HUD Section 811 PRA target population of income eligible persons with disabilities who are exiting institutions and desire to return to community living, or are at risk of institutionalization because of loss of or substandard housing. Using the Prescreening, Assessment, Intake and Referral (PAIR) module of the Social Serve software, DHS will enter qualified applicants after they have been determined eligible and owners with PBV contracts will enter available vacant units into the system. WHEDA will match the applicants and the units on a first come, first served basis.

The awards will remain in place at least until 150 eligible households have been housed or until the five-year term of the HUD Section 811 PRA grant ends. WHEDA may at any time renew the PBV contracts for a term longer than the HUD Section 811 PRA grant.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 X Annual PHA Plan for the PHA fiscal year beginning 7/2016, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

W1901 c16

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Wisconsin Housing and Economic Development Authority
PHA Name

WI901
PHA Number/HA Code



Annual PHA Plan for Fiscal Year 2016

5-Year PHA Plan for Fiscal Years 20 - 20

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

3-14-16

WI901 c16

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Wyman Winston, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Wisconsin Housing and Economic Development Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

State of Wisconsin

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The mission of WHEDA's is to improve the life of Wisconsin residents by providing affordable housing. WHEDA participates in the HUD-VASH program to assist veterans in finding homes and reducing homelessness among those who have served our country. WHEDA's administration of the Housing Choice Program allows over 2,000 low income households to find and maintain quality housing and helps keep elderly, disabled families and families with minor children from homelessness.

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

Signature



Title

EXECUTIVE DIRECTOR

Date

3-14-16

W1901d16

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Lisa Marks, the WI DEHCR Administrator
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

WI Housing & Economic Development Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

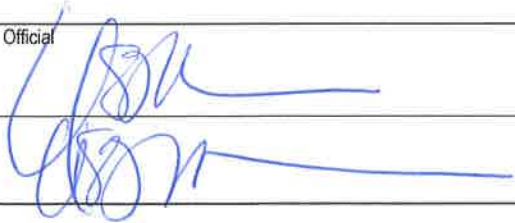
Wisconsin
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

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WHEDA participates in the HUD-VASH program to assist veterans in finding homes and reducing
homelessness among those who have served our country. WHEDA's administration of the Housing Choice
Program allows over 2,000 low income households to find and maintain quality housing and helps keep
elderly, disabled families, and families with minor children from homelessness.

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
Lisa Marks	DEHCR Administrator
Signature	Date
	4.8.2016

**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: Consolidated Plan Manager
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: | <u>March 14, 2016</u> |
| 2) Due Date for Plan Submission to HUD: | <u>April 17, 2016</u> |
| 3) Public Housing Agency Type:
(High Performer, Standard Performer,
Troubled Performer, Section 8 Only,
Small PHA) | <u>High Performer</u> |
| 4) Agency Name and Address: | <u>WHEDA</u>
<u>201 W Washington Ave, Ste 700</u>
<u>Madison, WI 53703</u>
<u> </u>
<u> </u> |
| 6) Contact Person and Phone Number: | <u>Lisa Manske, (608) 267-1082</u> |

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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: Streamlined Annual PHA Plan

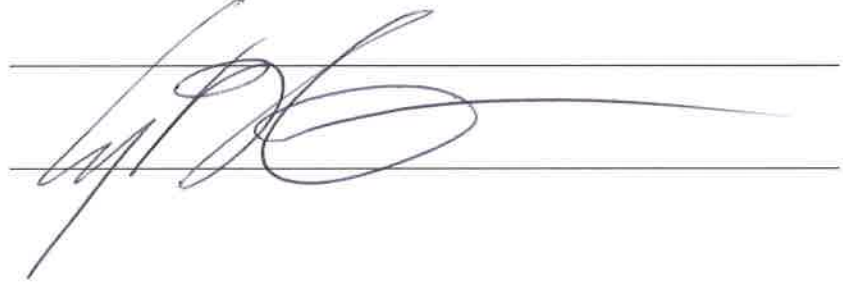
PHA Statement

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
Wyman Winston, Executive Director

Public Housing Agency
Official's Name:

Public Housing Agency
Official's Signature

***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

DOH Approval Date:

DOH Approval Signature:

B.6 Progress Report

Mission and Goals

WHEDA's mission is to stimulate the state's economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products.

WHEDA continually explores ways in which to assist low income Wisconsin residents and works closely with HUD use Housing Choice Voucher funding to serve the most families possible.

WHEDA is devoted to serving Wisconsin residents and will administer additional Housing Choice Vouchers at HUD's request due to Section 8 Contract Opt-Outs, HUD-VASH invitations, RAD conversions and absorption of existing programs.

WHEDA is committed to implementing a Project-Based Voucher (PBV) program and is working closely with HUD and developers to have the program in place in 2016.

WHEDA reviews and analyzes Fair Market Rents every year to set reasonable payment standards each year so that rental units are affordable while adhering to regulatory requirements. WHEDA consults with local contracted agencies to set the payments standards in a range that gives both HCV program participants and WHEDA and the greatest impact for the subsidy dollars.

MEMBERS OF THE AUTHORITY

Corey Hoze, Chairman

Senior Vice President, Associated-Banc Corporation
Milwaukee, WI

Perry Armstrong, Vice Chairman

CEO, Preferred Title
Madison, WI

Bradley Guse, Treasurer

BMO Harris Bank
Arpin, WI

Sue Shore, Secretary

Retired
Wausau, WI

Hon. Scott Allen

Wisconsin State Representative
Waukesha, WI

Hon. Nikiya Harris-Dodd

Wisconsin State Senator
Milwaukee, WI

Mark R. Hogan

CEO, Wisconsin Economic Development Corporation
Madison, WI

John Horning

Executive Vice President, Shorewest Realtors
Brookfield, WI

Hon. Howard Marklein

Wisconsin State Senator
Spring Green, WI

McArthur Weddle

Executive Director, Northcott Neighborhood House
Milwaukee, WI

Hon. Leon Young

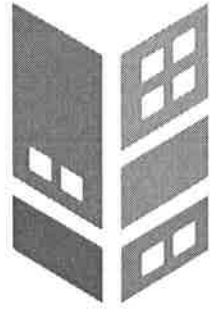
Wisconsin State Representative
Milwaukee, WI

Cate Zeuske

Deputy Secretary, Wisconsin Department of Administration
Madison, WI

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



Summary of Comments Received and Challenged Elements for 2016 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, 2016 WHEDA mailed a notification to all Resident Advisory Board members informing them that the 2016 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Thursday, March 10, 2016.

No written comments were received regarding the Proposed Annual Plan. Several members called asking for more clarification on the letter but all declined to participate in the public hearing. One member expressed dissatisfaction that the hearing was being held in Madison instead of Kenosha because it deterred poor people with no means of transportation from attending. The member was told that anyone is able to participate via conference call however declined the offer.


Jennifer Harrington, Director, Risk and Compliance

3/14/16
Date

WI901h16



WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

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

2016 ANNUAL PLAN MINUTES

MARCH 14, 2016

9:00 a.m. – 9:30 a.m.

AUTHORITY STAFF PRESENT: Stefanie Elder, Housing Compliance Specialist
Lisa Manske, Housing Compliance Specialist
Sharon Spengler, Asst. Manager, Risk & Compliance
Jennifer Harrington, Director, Risk & Compliance

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 2016 Annual Plan.

ORAL COMMENTS

There were no oral comments made at the public hearing on WHEDA's proposed Housing Choice Voucher Program 2016 Annual Plan.

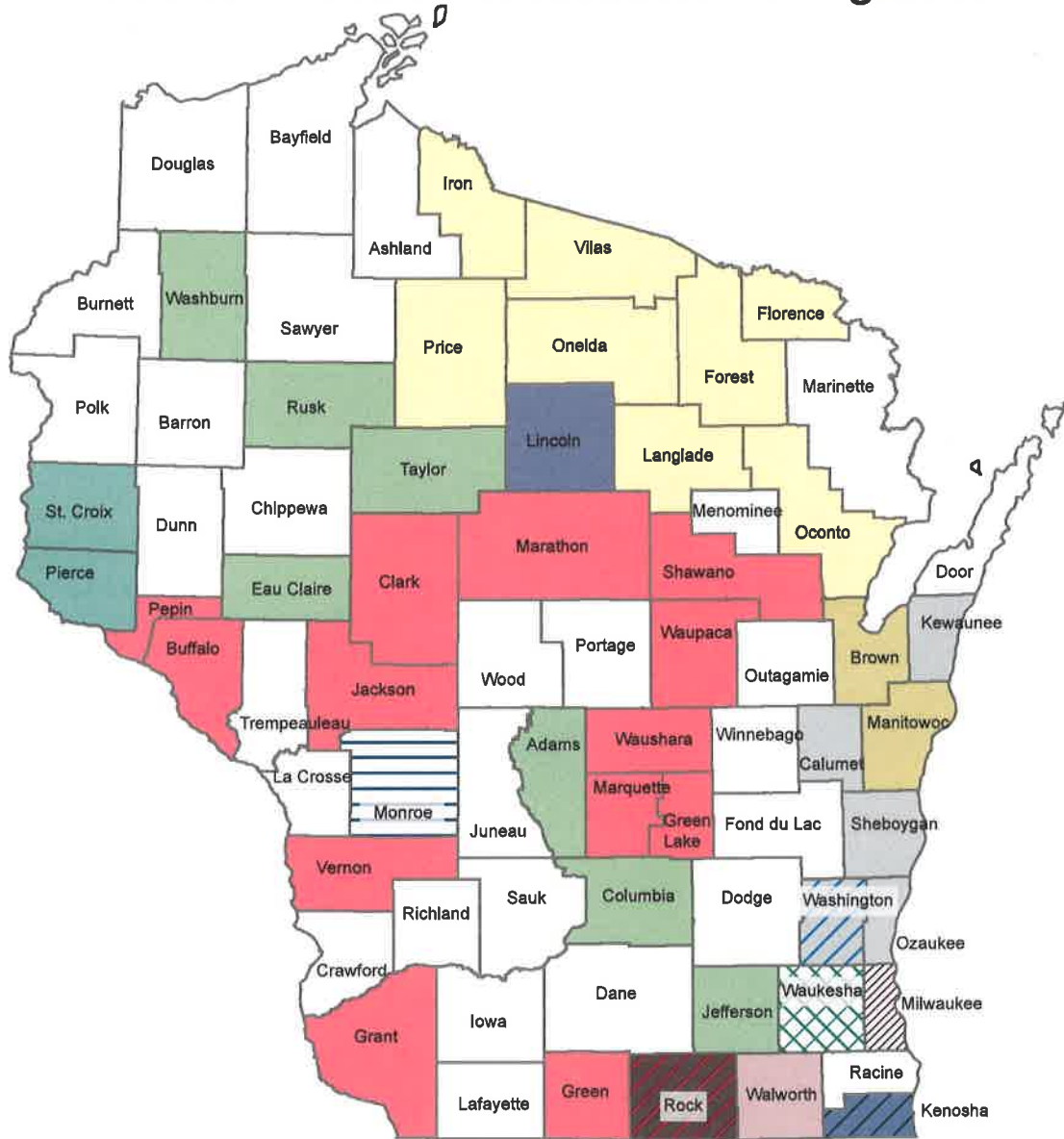
PLAN REVIEW

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.

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
- Kenosha Housing Authority - Kenosha Mod Rehab
- Neighborhood Housing - Brittan House Mod Rehab

Updated as of 01/20/2016

W1901j16

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) N1095 Sleepy Hollow Rd Denmark WI 54208 Phone (920) 776-2191 Cell (920)-255-3673 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 Vilas Iron Price	904	10 20 15 70 35 20 20 25
	Debbie Bushman Voucher Program Manager x1110 debbiebushman@newcap.org			
	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@cwccac.org	Adams	908	25
	Lisa Williams Ext 247 Voucher Administrator lisa@cwccac.org	Columbia		60
		Rusk		15
		Taylor		40
		Jefferson		65
		Tomah-VASH		42
	Kim McClelland Ext 246 SC8 Housing Coordinator kim@cwccac.org	Washburn	925	18
	<u>Eau Claire Office:</u> Kim Helland kimc@cwccac.org Jenny Chaput jennifer@cwccac.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 mfeisbeck@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 www.northcentralcap.org <hr/> 503 S. Center Ave, Ste 1 Merrill WI 54452 (715) 536-9581 (715) 536-2650 (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@tznnet.com			
	<u>Merrill Office:</u> Stacie Bartelt Voucher Administrator sbartelt@nccapinc.com			

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 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	Pierce St. Croix	924	5 70
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 Clinton Cole Housing Programs Manager colec@ci.beloit.wi.us (608) 364-8753	Rock	928	100
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 Laurie Olson x206 lolson@apmwi.net	Green Clark Green Lake Jackson Marquette Milwaukee- VASH Shawano Vernon Waupaca Waushara Buffalo Grant Marathon Pepin Waukesha – Mod Rehab	929 922 922 922 922 930 922 922 922 922 933 933 905 933 MR2	25 10 12 15 15 25 10 15 15 10 5 5 30 5 53 Units

Agent	Contact	County	Contract	Vouchers
Integrated Community Solutions (ICS) 2605 S. Oneida Street, Ste 106 Green Bay WI 54304 (920) 498-3737 (920) 592-1425 (fax) www.ics-gb.org	Matt Roberts Executive Director (920) 496-1919 mattro@ics-gb.org Patrick Leifker Programs Leader (920) 496-1939 patle@ics-gb.org Joanne Koehne Housing Specialist (920) 496-1943 joanneko@ics-gb.org Jayme Valentine Housing Specialist (920) 496-1912 jaymeva@ics-gb.org Mackenzie Reed-Kadow Housing Specialist (920) 496-1925 mackenziere@ics-gb.org	Manitowoc Brown	931 934	181 33
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 dcCook@kenoshahud.com Lyn Elvetici Deputy Director lelvetici@kenoshahud.com Erica Buttera Assistant Program Coordinator & Inspector ebutera@kenoshahud.com	Kenosha Kenosha – Mod Rehab	932 MR1	100 72 Units
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 Bill Woodruff Asset and Property Manager Brittan House 608 Fourth St Beloit WI 53511 (608)365-4787 bwoodruff@nhsofbeloit.com	Beloit – Mod Rehab	MR3	45

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

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.

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

Matthew Fortney

Title

General Counsel

Signature



Date (mm/dd/yyyy)

3/14/2016

W190116

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

Matthew Fortney

Title

General Counsel

Signature



Date (mm/dd/yyyy)

3/14/2016

W190116