

# 5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226  
Expires: 02/29/2016

**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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p><b>PHA Name:</b> <u>Wisconsin Housing and Economic Development Authority (WHEDA)</u> <b>PHA Code:</b> <u>WI901</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>7/1/2020</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>All documentation is available at <a href="http://www.wheda.com">www.wheda.com</a> and at WHEDA's Madison office at 201 W. Washington Ave, Suite 700, Madison, WI 53703. The Resident Advisory Board is notified of the availability of the documentation and how to access or request copies.</p> <p><b>PHA Plan Elements</b></p> <p>1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures            WHEDA's policy regarding eligibility, selection and admission to the Housing Choice Voucher program is included in Chapter 3 of WHEDA's Administrative Plan. The Applications, Wait List and Tenant Selection policies and procedures are detailed in Chapter 4 of WHEDA's Administrative Plan. The Plan may be found on <a href="http://www.wheda.com">www.wheda.com</a> under the Rental Resources tab.</p> <p>WHEDA administers the Housing Choice Voucher program in 45 of Wisconsin' 72 counties, many of them rural, so Deconcentration is not applicable.</p> <p>2. Financial Resources            WHEDA's Housing Choice Voucher program is funded solely by HUD; no non-federal resources are used to pay either assistance or administrative costs. WHEDA had no findings on the most recent fiscal year audit.</p> <p>3. Rent Determination            WHEDA's policies regarding rent determinations are included in Chapter 6 of WHEDA's Administrative Plan. The Plan may be found on <a href="http://www.wheda.com">www.wheda.com</a> under the Rental Resources tab.</p> <p>The calendar year 2020 Payment Standards are included as an attachment to the Plan.</p> <p>4. Grievance Procedure            WHEDA's policies regarding rent determinations are included in Chapter 16 of WHEDA's Administrative Plan. The Plan may be found on <a href="http://www.wheda.com">www.wheda.com</a> under the Rental Resources tab.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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Lead PHA:																																	

<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>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.</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 wisely monitoring and using the funding available, WHEDA has been able to issue vouchers to more applicants therefore 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>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>WHEDA will continue to apply for VASH vouchers and implement the VA supportive housing (VASH) vouchers, project based VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans.</p> <p>WHEDA will continue to add vouchers to our baseline through Section 8 Contract Opt-Outs, RAD conversions and absorbing existing programs at HUD's request.</p> <p>WHEDA will maintain High Performer status on the Section 8 Management Assessment Program.</p> <p>WHEDA will continue to implement the new Elite software that has been acquired to improve voucher program process and monitoring and to streamline costs of the program by implementing all time and money saving components of the software.</p> <p>WHEDA will continue to consult with our local agencies to ensure that payment standards are set in an affordable range while receiving the greatest impact from our subsidy dollars.</p> <p>WHEDA intends to implement a Project-Based Voucher program to assist low-income, very low-income and extremely low-income families.</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 wisely monitoring and using the funding available, WHEDA has been able to issue vouchers to more applicants therefore 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>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>Goal:</b> WHEDA will continue to add vouchers to our baseline through Section 8 Contract Opt-Outs, HUD VASH invitations, RAD conversions and absorbing existing programs at HUD's request.</p> <p><b>Progress:</b> Since the 2015 Five-Year Plan WHEDA has increased the portfolio baseline from 2,285 vouchers to 2,536 vouchers. New vouchers have been received through HUD VASH invitations, Section 8 Opt-Outs and the transfer of other Housing Authorities portfolios.</p> <p><b>Goal:</b> WHEDA will implement a Project-Based Voucher (PBV) program to assist low-income, very low-income and extremely low-income families.</p> <p><b>Progress:</b> WHEDA currently has four PBV contracts which were obtained through a RAD conversion and a portfolio transfer. WHEDA has not implemented a PBV program due to funding restrictions and logistical issues. A PBV program is something that WHEDA continues to pursue and does hope to implement one within the 2020 Plan period.</p> <p><b>Goal:</b> WHEDA will continue to consult with our local agencies to ensure that payment standards are set in affordable range while receiving the greatest impact from our subsidies.</p> <p><b>Progress:</b> Payment Standards are set annually at the highest amount recommended by WHEDA's local agencies. Funding is always taken into consideration, but it is imperative to WHEDA that our HCV participants are not paying more than necessary for housing while still living in a decent, safe and sanitary home.</p>

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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:  Neither WHEDA nor its contracted agents offer direct services to victims of domestic and dating violence, sexual assault or stalking. All families receive VAWA information and forms at their program briefing, incoming portability, annual recertifications and and the end of their participation in the program. Landlords are also provided the information with the HAP contract paperwork.  All cases of domestic violence, etc., are referred to the local domestic abuse centers and if clients want to file police reports they can do so from contracted agencies' offices if it makes them more comfortable.</p> <p>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:  Applications for the Housing Choice Voucher program are available at local domestic violence centers, homeless shelters and at local supportive agencies. Contracted agents collaborate with these organizations to work with clients needing help with referrals from transitional housing, assistance moving to an alternative unit, evictions and leasing questions and discussing housing options. Agents also work with other forms of assistance such as TBRA, Rapid Rehousing and the United Way.</p> <p>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 contracted agents have found that referrals to local support organizations have proven to be successful. Agents work closely with area domestic violence advocates to educate the community about protections offered by VAWA. They have participated in local trainings and have resources and materials available to program participants, landlords and the public.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A Significant Amendment or Deviation to WHEDA's Plan would be a change to the admission policies, such as beginning to use a preference (a homeless preference was implemented in Brown County in July 2018) 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.</p> <p>Resident Board Member. WHEDA is organized and existing pursuant to Chapter 234, Wisconsin Statutes as a public body corporate and politic. Section 234.02 provides that there are 12 Members of WHEDA. Together the Members function as a board. The statutes provide that four of the Members are state legislators, one is the Secretary of Administration or designee, one is the Chief Executive Officer of the Wisconsin Economic Development Corporation or designee, and six are Public Members appointed by the Governor with the advice and consent of the Senate. There are no vacancies on the Board of Members. WHEDA understands that 24 CFR Part 964 Subpart E requires us to add a resident to our Board of Members but is pursuing and exemption to the regulation. In lieu of a Resident Board Member WHEDA has attempted to establish a Resident Advisory Committee consisting of fourteen members. Due to a lack of response to Resident Advisory Committee nominations, WHEDA has designated all heads of household as Board members. The Annual Resident Meeting will be held following the Public Hearing.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>UPDATED AFTER PUBLIC HEARING</b></p>

**B.7 Certification by State or Local Officials.**

[Form HUD 50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**UPDATED AFTER PUBLIC HEARING**

**TABLE OF CONTENTS – Attachments**

- Wisconsin Consolidated Plan Certification Form HUD-5077-ST-HCV-HP
- List of WHEDA Agents and State Map
- List of WHEDA Board Members
- Housing Needs of Families on the Waiting List Information and Statement
- Housing Needs of Families in the Jurisdiction by Family Type Information and Statement
- Agenda and Minutes of the RAB Public Hearing and Annual Meeting
- Summary of Comments Received for the 2020 Proposed Plan
- Certification of Compliance Form HUD-50077-SL
- Civil Rights Certification Form HUD-50077-CR
- Certification for a Drug-Free Workplace Form HUD-50070 and Attachment
- Certification of Payments to Influence Federal Transactions Form HUD-50071
- 2020 Payment Standards

## Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

**A. PHA Information** [24 CFR §903.23\(4\)\(e\)](#)

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

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

**B. 5-Year Plan.**

**B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. [\(24 CFR §903.6\(a\)\(1\)\)](#)

**B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. [\(24 CFR §903.6\(b\)\(1\)\)](#) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. [\(24 CFR §903.6\(b\)\(2\)\)](#)

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. [\(24 CFR §903.6\(a\)\(3\)\)](#)

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or

modification to the 5-Year Plan.

**B.6 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB provide comments?
- (b) If yes, submit 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 §903.17(a), 24 CFR §903.19)

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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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

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**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   x   5-Year and/or      Annual PHA Plan for the PHA fiscal year beginning   7/2020  , 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.

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).

WHEDA  
 PHA Name

WI901  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20

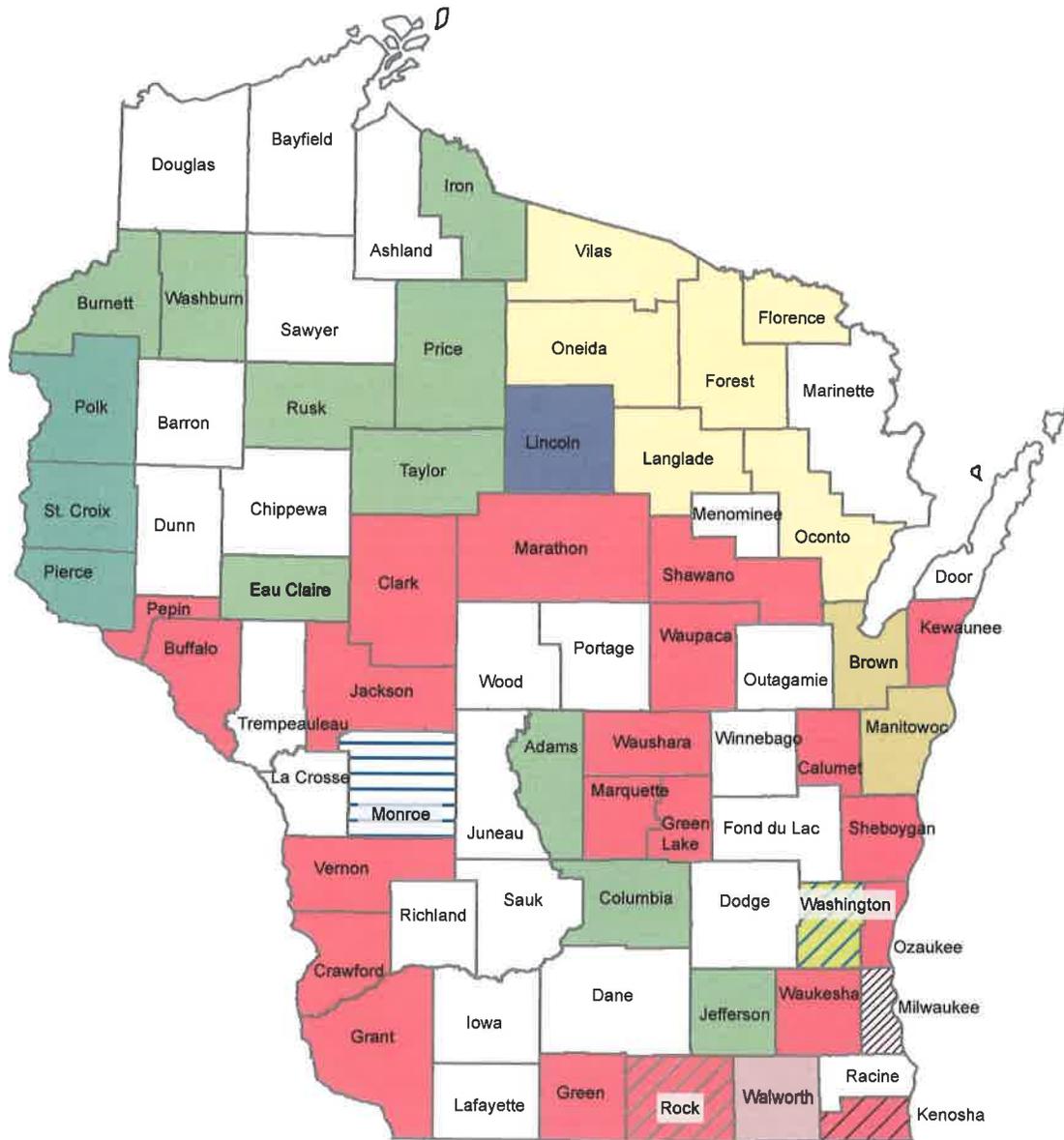
x 5-Year PHA Plan for Fiscal Years 2020 - 2024

Completed  
 after  
 Public  
 Hearing

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 JOAQUIN ALTORO	Title CEO
Signature	Date 3/10/2020

# WHEDA Administered Housing Choice Vouchers and Moderate Rehabilitation Programs



## Housing Choice Voucher

- Allegiant Property Management (608-784-1381)
- Central Wisconsin CAC (608-254-8353)
- 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 - Kenosha Mod Rehab
- Allegiant Property Management - Milwaukee VASH
- Central Wisconsin CAC - Tomah VASH
- Integrated Community Solutions - Hartford Mod Rehab
- Neighborhood Housing - Brittan House Mod Rehab

Updated as of 01/01/2020

## **MEMBERS OF THE AUTHORITY**

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Oak Creek, WI

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**McArthur Weddle**

Executive Director, Northcott Neighborhood House  
Milwaukee, WI

**Tia Torhorst**

Assistant Deputy Director, Wisconsin Department of Administration  
Madison, WI

**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	1543		#VALUE!
Extremely Low Income (<= 30% AMI)	1179	76.41%	
Very Low Income (>30% but < 50% AMI)	349	22.62%	
Low Income (>50% but < 80% AMI)	15	0.97%	
Families with Children	727	47.12%	
Families with Disabilities	394	25.53%	
Race/Ethnicity (American Indian)	30	1.94%	
Race/Ethnicity (Black)	286	18.54%	
Race/Ethnicity (White)	1119	72.52%	
Race/Ethnicity (Hispanic)	145	9.40%	
Race/Ethnicity (Non-Hispanic)	1398	90.60%	
Race/Ethnicity (Asian)	18	1.17%	

Is the Waiting List Closed?: Yes  No

**Yes -** St Croix, Pierce, Washington, Washburn, Iron, Price, Burnett,, Adams, Columbia, Jefferson, Rusk, Taylor

Florence, Forest, Langlade, Oconto, Oneida, Price, Iron Mountain - VASH, Walworth, Lincoln, Polk, Manitowoc, Brown, Green, Clark, Green Lake, Jackson, Marquette, Milwaukee - VASH, Rural - VASH, Minneapolis - VASH, Shawano, Vernon, Waupaca, Waushara, Buffalo, Grant, Marathon, Pepin, Rock,

**No -** Kenosha, Calumet, Kewaunee, Ozaukee, Sheboygan, Crawford, Tomah - VASH, Eau Claire

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

Various

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

Potentially, depending on funding

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

Yes  VASH, FUP, PBV

No

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 wisely monitoring and using the funding available, WHEDA has been able to issue vouchers to more applicants therefore 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.

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	1515	5	5	3	4	3	4
Income >30% but <=50% AMI	421	5	5	4	3	4	4
Income >50% but <80% AMI	90	4	4	3	3	3	4
Elderly	621	5	4	4	4	4	5
Families with Disabilities	904	5	5	4	4	4	5
Race/Ethnicity Black	301	4	5	3	3	4	4
Race/Ethnicity American Indian	21	4	5	3	3	4	4
Race/Ethnicity Hispanic	134	4	5	3	3	4	4
Race/Ethnicity Asian	74	4	4	3	3	4	4
Race/Ethnicity Other	1016	4	5	3	4	4	4

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 wisely monitoring and using the funding available, WHEDA has been able to issue vouchers to more applicants therefore 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.

**HOUSING CHOICE VOUCHER 2020 FIVE-YEAR PLAN PUBLIC HEARING  
Monday, March 9, 2020  
9:00 a.m. – 9:30 a.m.  
And  
ANNUAL MEETING  
Monday, March 9, 2020  
9:30 a.m. – 10:00 a.m.**

**AGENDA**

- 1. Call to Order**
- 2. Discussion of WHEDA's 2020 Five-Year Plan required under 24 CFR § 903**
- 3. Summary of Written Comments Received before Hearing**
- 4. Listening to Comments from Members of the Resident Advisory Board in  
Attendance in Person or by Telephone**
- 5. Adjourn**



**WHEDA**

## Hearing Procedures

1. Upon arrival to the hearing attendees desiring to speak will be asked to fill out a registration form (below). The form requires the name and address of the speaker. Those attending by phone will be contacted prior to the meeting and asked to either verbally complete the registration form when they call in or submit the registration form through e-mail, fax or mail prior to the hearing; the time stamp of such registrations will determine where the participant falls in the speaking order. Attendees will be called to speak in the order in which they arrive and/or their registration is received.
2. The hearing will be conducting by the Hearing Officer. The Officer will explain the general rules of the hearing after the Call to Order.
  - a. Rules governing the hearing
    - i. How order of speakers was determined
    - ii. The length of time a person may speak (up to two minutes) and how that will be tracked
    - iii. How any extensions to speaking time, if any, will be decided
    - iv. Members of the Hearing Committee may ask questions of the speakers
    - v. All comments, written or verbal, become part of the Annual Plan submission
    - vi. Written submissions were due to WHEDA by close of business on March 20, 2019
    - vii. At the close of the hearing the record is final and no new information is added

### SPEAKER REGISTRATION FORM

**First Name** \_\_\_\_\_ **Last Name** \_\_\_\_\_

**Street Address** \_\_\_\_\_ **Apt #** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_

-----  
**Time & Date Registration Form Received** \_\_\_\_\_

**Speaker Number** \_\_\_\_\_

**Hearing Committee Signature** \_\_\_\_\_

## **Summary of Comments Received for 2020 Proposed Five-Year 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 Five-Year Plan. RAB members are invited to take part in a public hearing on the Proposed Plan and the Annual Meeting either in person or via conference call.

On January 8, 2020 WHEDA posted a notification to all Resident Advisory Board (RAB) members informing them that the 2020 Proposed Five-Year Plan had been posted to [www.wheda.com](http://www.wheda.com) and inviting comments. All comments were due by close of business on Friday, March 6, 2020.

### *SUMMARY OF COMMENTS RECEIVED*

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Tonya Buchner, Director, Risk and Compliance

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Date



**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, \_\_\_\_\_, the \_\_\_\_\_  
*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 2,500 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

Signature

Date

Completed  
after  
Public  
Hearing

**Civil Rights Certification**  
*(Qualified PHAs)*

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

**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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

WHEDA  
\_\_\_\_\_  
PHA Name

WI901  
\_\_\_\_\_  
PHA Number/HA Code

Completed  
after  
Public  
Hearing

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  
JOAQUIN ALTORO

Title  
CEO

Signature

Date 3/10/2020

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

Program/Activity Receiving Federal Grant Funding

## HOUSING CHOICE VOUCHER AND MODERATE REHABILITATION

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Completed after Public Hearing

Check here  if there are workplaces on file that are not identified on the attached sheets.

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 JOAQUIN ALTORO	Title CEO
Signature X	Date 03/10/2020

WI901MR0001, Kenosha County, 4000 45th St, Kenosha WI 53140, 4007 45th St, Kenosha WI 53140, 4621 36th Ave, Kenosha WI 53142, 4627 36th Ave, Kenosha WI 53142, 4705 36th Ave, Kenosha WI 53142, 4711 36th Ave, Kenosha WI 53142, 4602 36th Ave, Kenosha WI 53142, 4610 36th Ave, Kenosha WI 53142

WI901MR0003, Rock County, 608 4th Ave, Beloit WI 53511

WI901MR0004, Washington County, 507 Pleasant Ave, Hartford WI 53027

# 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. 03/31/2020)

Applicant Name

Wisconsin Housing and Economic Development Authority

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher and Moderate Rehabilitation

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.

Completed after Public Hearing

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

JOAQUIN ALTORO

Title

CEO

Signature

Date (mm/dd/yyyy)

03/10/2020

Effective January 1, 2020

County	Bedroom Size	2020 Payment Standards	County	Bedroom Size	2020 Payment Standards	County	Bedroom Size	2020 Payment Standards
Adams	0	\$515	Florence	0	\$485	Kewaunee	0	\$590
Adams	1	\$598	Florence	1	\$542	Kewaunee	1	\$675
Adams	2	\$769	Florence	2	\$714	Kewaunee	2	\$875
Adams	3	\$1,018	Florence	3	\$906	Kewaunee	3	\$1,160
Adams	4	\$1,137	Florence	4	\$1,013	Kewaunee	4	\$1,231
Brown	0	\$585	Forest	0	\$465	Langlade	0	\$539
Brown	1	\$650	Forest	1	\$569	Langlade	1	\$542
Brown	2	\$875	Forest	2	\$714	Langlade	2	\$714
Brown	3	\$1,225	Forest	3	\$943	Langlade	3	\$961
Brown	4	\$1,231	Forest	4	\$967	Langlade	4	\$997
Brown	5	\$1,410	Grant	0	\$562	Lincoln	0	\$548
Brown	6	\$1,600	Grant	1	\$610	Lincoln	1	\$556
Buffalo	0	\$502	Grant	2	\$725	Lincoln	2	\$714
Buffalo	1	\$609	Grant	3	\$939	Lincoln	3	\$985
Buffalo	2	\$771	Grant	4	\$1,255	Lincoln	4	\$1,182
Buffalo	3	\$1,017	Green	0	\$621	Manitowoc	0	\$468
Buffalo	4	\$1,123	Green	1	\$625	Manitowoc	1	\$546
Burnett	0	\$491	Green	2	\$818	Manitowoc	2	\$719
Burnett	1	\$572	Green	3	\$1,102	Manitowoc	3	\$896
Burnett	2	\$754	Green	4	\$1,170	Manitowoc	4	\$1,071
Burnett	3	\$940	Green Lake	0	\$468	Manitowoc	5	\$1,232
Burnett	4	\$1,026	Green Lake	1	\$592	Marathon	0	\$506
Calumet	0	\$598	Green Lake	2	\$761	Marathon	1	\$620
Calumet	1	\$624	Green Lake	3	\$936	Marathon	2	\$777
Calumet	2	\$810	Green Lake	4	\$1,254	Marathon	3	\$970
Calumet	3	\$1,124	Iron	0	\$484	Marathon	4	\$1,178
Calumet	4	\$1,128	Iron	1	\$542	Marathon	5	\$1,355
Chippewa	0	\$513	Iron	2	\$714	Marquette	0	\$530
Chippewa	1	\$614	Iron	3	\$941	Marquette	1	\$607
Chippewa	2	\$809	Iron	4	\$1,013	Marquette	2	\$803
Chippewa	3	\$1,153	Jackson	0	\$484	Marquette	3	\$976
Chippewa	4	\$1,321	Jackson	1	\$590	Marquette	4	\$1,067
Clark	0	\$493	Jackson	2	\$770	Oconto	0	\$564
Clark	1	\$562	Jackson	3	\$947	Oconto	1	\$572
Clark	2	\$725	Jackson	4	\$1,033	Oconto	2	\$714
Clark	3	\$954	Jefferson	0	\$595	Oconto	3	\$993
Clark	4	\$1,010	Jefferson	1	\$687	Oconto	4	\$1,178
Columbia	0	\$596	Jefferson	2	\$902	Oneida	0	\$523
Columbia	1	\$695	Jefferson	3	\$1,236	Oneida	1	\$677
Columbia	2	\$915	Jefferson	4	\$1,312	Oneida	2	\$772
Columbia	3	\$1,296	Jefferson	5	\$1,509	Oneida	3	\$1,040
Columbia	4	\$1,301	Kenosha	0	\$678	Oneida	4	\$1,177
Columbia	5	\$1,496	Kenosha	1	\$790			
Crawford	0	\$483	Kenosha	2	\$1,040			
Crawford	1	\$581	Kenosha	3	\$1,353			
Crawford	2	\$769	Kenosha	4	\$1,528			
Crawford	3	\$956	Kenosha	5	\$1,757			
Crawford	4	\$1,102						
Eau Claire	0	\$520						
Eau Claire	1	\$658						
Eau Claire	2	\$867						
Eau Claire	3	\$1,096						
Eau Claire	4	\$1,282						
Eau Claire	5	\$1,474						

County	Bedroom Size	2020 Payment Standards	County	Bedroom Size	2020 Payment Standards	County	Bedroom Size	2020 Payment Standards
Ozaukee	0	\$690	Shawano	0	\$542	Walworth	0	\$586
Ozaukee	1	\$837	Shawano	1	\$581	Walworth	1	\$717
Ozaukee	2	\$1,014	Shawano	2	\$785	Walworth	2	\$900
Ozaukee	3	\$1,283	Shawano	3	\$936	Walworth	3	\$1,228
Ozaukee	4	\$1,432	Shawano	4	\$1,031	Walworth	4	\$1,384
Pepin	0	\$484	Sheboygan	0	\$477	Washburn	0	\$549
Pepin	1	\$601	Sheboygan	1	\$654	Washburn	1	\$606
Pepin	2	\$714	Sheboygan	2	\$799	Washburn	2	\$764
Pepin	3	\$1,030	Sheboygan	3	\$924	Washburn	3	\$985
Pepin	4	\$1,176	Sheboygan	4	\$1,093	Washburn	4	\$1,064
Pierce	0	\$820	St Croix	0	\$820	Washington	0	\$683
Pierce	1	\$1,004	St Croix	1	\$1,004	Washington	1	\$827
Pierce	2	\$1,263	St Croix	2	\$1,263	Washington	2	\$1,009
Pierce	3	\$1,722	St Croix	3	\$1,722	Washington	3	\$1,280
Pierce	4	\$2,025	St Croix	4	\$2,025	Washington	4	\$1,431
Polk	0	\$552	Taylor	0	\$548	Waukesha	0	\$685
Polk	1	\$649	Taylor	1	\$582	Waukesha	1	\$829
Polk	2	\$859	Taylor	2	\$714	Waukesha	2	\$1,005
Polk	3	\$1,149	Taylor	3	\$924	Waukesha	3	\$1,283
Polk	4	\$1,184	Taylor	4	\$1,028	Waukesha	4	\$1,420
Price	0	\$484	Vernon	0	\$497	Waupaca	0	\$495
Price	1	\$575	Vernon	1	\$577	Waupaca	1	\$600
Price	2	\$714	Vernon	2	\$764	Waupaca	2	\$729
Price	3	\$964	Vernon	3	\$955	Waupaca	3	\$1,011
Price	4	\$967	Vernon	4	\$1,068	Waupaca	4	\$1,090
Rock	0	\$693	Vilas	0	\$560	Waushara	0	\$484
Rock	1	\$697	Vilas	1	\$564	Waushara	1	\$575
Rock	2	\$914	Vilas	2	\$743	Waushara	2	\$761
Rock	3	\$1,206	Vilas	3	\$953	Waushara	3	\$951
Rock	4	\$1,238	Vilas	4	\$1,007	Waushara	4	\$1,000
Rusk	0	\$484						
Rusk	1	\$575						
Rusk	2	\$714						
Rusk	3	\$948						
Rusk	4	\$1,034						

Effective January 1, 2020