

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	<p>PHA Name: <u>Wisconsin Housing and Economic Development Authority</u> PHA Code: <u>WI901</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) <u>3,354</u> Total Combined Units/Vouchers <u>3,354</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																													
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B.	Plan Elements.				
B.1	<p>Revision of Existing 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 X <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> X Financial Resources. <input type="checkbox"/> X Rent Determination. <input type="checkbox"/> X Operation and Management. <input type="checkbox"/> X Informal Review and Hearing Procedures. <input type="checkbox"/> X Homeownership Programs. <input type="checkbox"/> X Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> X Substantial Deviation. <input type="checkbox"/> X Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): The Housing Needs have been updated for 2024 Annual Plan. No other revisions have been made.</p>				
B.2	New Activities. – Not Applicable				
B.3	<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> <ul style="list-style-type: none"> • WHEDA will continue to administer the VA supportive housing (VASH) vouchers. WHEDA will consult with the state VAMCs to evaluate whether or not to apply for additional VASH vouchers as they are made available. <ul style="list-style-type: none"> ○ WHEDA works with the local VAMCs to determine whether or not to apply for additional VASH vouchers. Additional vouchers have been requested and awarded through the Iron Mountain VAMC. VASH voucher administered by the River Falls Housing Authority (five vouchers) transferred to WHEDA on January 1, 2024 and 15 vouchers currently administered by the Racine Housing Authority will be transferred to WHEDA prior to the end of FY2024. VASH Voucher issuance, usage and upcoming need are reviewed monthly with the WHEDA’s VASH partners. • 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. <ul style="list-style-type: none"> ○ WHEDA added 28 Tenant Protection Vouchers (TPVs) in August 2023, six TPVs in September 2023 and 40 TPVs in December 2023 due to Mod Rehab and Section 8 contract opt-outs. ○ WHEDA added 85 vouchers in January 2024 due to the divestiture of the River Falls voucher program. ○ We expect two Section 18 Project-Based and RAD Vouchers as the result of a Public Housing conversion yet in FY2024. ○ There are several additional Section 8 Contracts Opt-outs also occurring in FY2024. • WHEDA will continue reach for High Performer status on the Section 8 Management Assessment Program. <ul style="list-style-type: none"> ○ WHEDA’s last score was Standard Performer but WHEDA continues to operate at its highest potential. ○ WHEDA and the HUD Field Office consult on strategies regularly regarding voucher and HAP usage and steps will continue to be taken to assist as many low-income households as possible. • The implementation of the Elite software that has been acquired to improve voucher program process and monitoring and to streamline costs of the program is on-going and continues to be a priority for WHEDA. <ul style="list-style-type: none"> ○ The software implementation is ongoing and new, more efficient processes are found regularly. • 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. <ul style="list-style-type: none"> ○ Payment Standards are reviewed annually with input from WHEDA’s contracted agents. Adjustments are made throughout the year as needed. ○ WHEDA received waivers in CY2023 and CY2024 to raise Payment Standards to 120% of the Fair Market Rent. 				
B.4	Capital Improvements. – Not Applicable				

<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: There were no findings on the 6/20/2023 Single Audit report.</p>	
<p>C. Other Document and/or Certification Requirements.</p>		
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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>No comments were received nor did any public members attend the Public Hearing and Annual Meeting.</p>	
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>No comments were received nor did any public members attend the Public Hearing and Annual Meeting.</p>	
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>		
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1675 1453 1711"> <tr> <td>Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:
Fair Housing Goal:		

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

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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 §903.4)

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. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing 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.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (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)).

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 8y 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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 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.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 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 §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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)

C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 6.02 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

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 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution




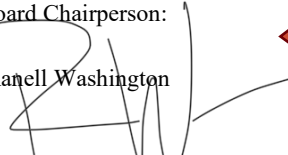
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 7/2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

WHEDA
PHA Name

WI901
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director:		Name of Board Chairperson:	
Elmer Moore, Jr., CEO/Executive Director		Ranell Washington	
Signature 	Date	Signature 	Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Summary of Comments Received for 2024 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 24th and January 28th, 2024, WHEDA posted a notification to all Resident Advisory Board (RAB) members informing them that the 2024 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Friday, March 15, 2024.

SUMMARY OF COMMENTS RECEIVED

No comments were received regarding the 2024 Annual Plan.

SIGN HERE



Sharon Spengler, Manager, Risk and Compliance

03/20/2024

Date



2024 Proposed Annual Plan Challenged Elements

On January 24th and January 28th, 2024, WHEDA posted a notification to all Resident Advisory Board (RAB) members informing them that the 2024 Proposed Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Friday, March 15, 2024.

No comments were received or elements of the Plan were challenged.

SIGN HERE



Sharon Spengler, Manager, Risk and Compliance

03/20/2024

Date



WHEDA

Tony Evers, Governor

A public body corporate and politic created under Chapter 234, Wisconsin Statutes

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan 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 3/31/2024

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

I, Paul Hammer, the Deputy Secretary, WI DOA
Official's Name *Official's Title*

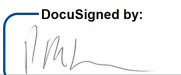
certify that the 5-Year PHA Plan for fiscal years **2024 through 2028** and/or Annual PHA Plan for fiscal year **2024** of the **Wisconsin Housing and Economic Development Authority (WHEDA)** is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of Wisconsin
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan. The mission of WHEDA 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: Paul Hammer	Title: Deputy Secretary
Signature: 	Date: 4/1/2024 5:31 PM CDT

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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

Agent	Contact	County & Contract
Walworth County Housing Authority 20 N Church St Suite 1 Elkhorn, WI 53121 (262) 723-6123 (262) 723-2079 (fax)	Sarah Boss Executive Director sboss@wchawi.com Nancy Zikuda Housing Specialist/HQS Inspector nzikuda@wchawi.com Jessica DiRienzo Section 8 Housing Specialist jdirienzo@wchawi.com	Walworth #911
Agent	Contact	County & Contract
North Central CAP, Inc. 2111 8 th Street, Ste 102 Wisconsin Rapids WI 54494 (715) 301-1863 - Wausau and Wisconsin Rapids Offices 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	Diane Sennholz Executive Director dsennholz@nccapinc.com (715) 301-1863 Pam Glynn Director of Client Services pglynn@nccapinc.com <hr/> Merrill Office: Stacie Bartelt Outreach Case Manager sbartelt@nccapinc.com Jessica Bartelt Case Manager jbartelt@nccapinc.com	Lincoln #923
Agent	Contact	County & Contract
WEST CAP, Inc. 525 Second St PO Box 308 Glenwood City WI 54013 (715) 598-4750 (715) 265-7031 (fax) Office Hours 8 – 4:30	Peter Kilde Executive Director pkilde@wcap.org Lori Newton Program Specialist lnewton@wcap.org (715) 280-3068 Jenna Beyrer jbeyrer@wcap.org (715) 280-1854	Pierce #924 St. Croix #924 Polk #924

Agent	Contact	County & Contract
<p>Allegiant Property Management, LLC 412 S 3rd Street La Crescent MN 55947</p> <p>(608) 313-5535 (888) 393-3282 (toll free) (507) 551-2068 (fax)</p> <p>www.allegiantpropertymgmtllc.com</p> <p>allegiant@apmwi.net</p>	<p>David Heyer Asset Manager x202 dheyer@apmwi.net</p> <p>Lori Saley x205 Voucher Manager (608) 790-9235 (fax) lsaley@apmwi.net</p> <p>Nu Thao x211 Assistant HCV Program Manager (608) 790-9235 (fax) nthao@apmwi.net</p> <p>Voucher Specialists Jamie Vue (608) 790-9235 (fax) jvue@apmwi.net</p> <p>Linda Vian (608) 790-9235 (fax) lvian@apmwi.net</p> <p>John Vue (608) 790-9235 (fax) johnvue@apmwi.net</p>	<p>Green #935 Clark #935 Green Lake #935 Jackson #935 Marquette #935 Milwaukee – VASH #935 Rural – VASH #935 Minneapolis – VASH #935 Shawano #935 Vernon #935 Waupaca #935 Waushara #935 Buffalo #935 Grant #935 Marathon #935 Pepin #935 Rock #935 Kenosha #935 Crawford #935 Chippewa #935 Waukesha #935</p> <p>Kenosha–Mod Rehab #MR1</p>
Agent	Contact	County
<p>Integrated Community Solutions (ICS) Corporate Office 2605 S. Oneida Street, Ste 106 Green Bay WI 54304 (920) 498-3737 (920) 498-3614 (fax) www.ics-gb.org</p> <p>Integrated Community Solutions (ICS) Manitowoc Office 1500 N 3rd St Manitowoc, WI 54220 (920) 496-1944 (920) 498-3614 (fax) www.ics-gb.org</p>	<p>Matt Roberts Executive Director (920) 496-1919 (920) 660-3631 (mobile) (920) 592-1419 (fax) mattro@ics-gb.org</p> <p>Megan Walker Director of Operations (920) 496-1921 (920) 592-1421 (fax) meganwa@ics-gb.org</p> <p>Nicole Thompson WHEDA Program Leader (920) 600-8375 (920) 920-619-9681 (mobile) nicoletto@ics-gb.org</p>	<p>Florence #904 Forest #904 Langlade #904 Oconto #904 Oneida #904 Vilas #904 Iron Mountain-VASH #904 Adams #908 Columbia #908 Rusk #908 Taylor #908 Jefferson #908 Tomah-VASH #908 Washburn #925 Washington #926 Eau Claire #927 Manitowoc #931 Brown #934 Calumet #938</p>

<p>Integrated Community Solutions (ICS) West Bend Office PO Box 953 West Bend, WI 53095 <i>(mailing address)</i></p> <p>630 Elm Street West Bend, WI 53095 <i>(physical address)</i></p> <p>(920) 496-1923 (920) 592-1423 (fax) www.ics-gb.org</p> <p>Integrated Community Solutions (ICS) Eau Claire Office 800 Wisconsin St Unit 16 Eau Claire, WI 54703 (mailing address)</p> <p>ICS @ Banbury, Bldg D2 Ste 312 Eau Claire WI 54703-3560 (physical address)</p> <p>(920) 479-9108 or (920) 479-9109 (920) 592-1447 (fax)</p> <p>Integrated Community Solutions (ICS) Juneau/Adams Office PO Box 655 Wisconsin Dells, WI 53965 <i>(mailing address)</i></p> <p>(920) 479-9101 or (920) 479-9106 Fax: (920) 592-1435 or (920) 592-1410</p>	<p>Nicole Ley Housing Specialist (920) 496-1944 (920) 498-3614 (fax) nicolele@ics-gb.org</p> <p>ICS Eau Claire Office Voucher Administrators</p> <p>Kim Helland Housing Specialist (920) 479-9109 kimhe@ics-gb.org</p> <p>Carlisle Bellerive Housing Specialist (920) 479-9108 carlislebe@ics-gb.org</p> <p>Kali Waggoner Housing Specialist (920) 479-2356 kaliwa@ics-gb.org</p> <p>ICS Juneau/Adams Office Voucher Administrators</p> <p>Kimberly Cole Housing Specialist (920) 479-9106 (920) 592-1435 (fax) kimco@ics-gb.org</p>	<p>Kewaunee #938 Ozaukee #938 Sheboygan #938 Iron #936 Price #936 Burnett #936 Dane #937 Iowa #937 Sauk #908 Racine #940 Okato Manor #939 Mod Rehab #MR4</p>
	Contact	County & Contract
<p>Neighborhood Housing Services 520 W Grand Ave Beloit WI 53511</p> <p>(608) 362-9051 (608) 362-7226 (fax)</p>	<p>Joy Bosco Executive Director jbosco@nwbr.org</p> <p>Bill Woodruff Asset and Property Manager Brittan House 608 Fourth St Beloit WI 53511 (608) 365-4787 bwoodruff@nwbr.org</p>	<p>Beloit – Mod Rehab #MR3</p>

MEMBERS OF THE AUTHORITY

Ranell Washington, Chairperson

Partnership Development Advisor, American Family Insurance
Milwaukee, WI

Raynetta R. Hill, Vice Chairperson

Executive Director, Historic King Drive Business Improvement District
Milwaukee, WI

Jeffrey L. Skrenes, Treasurer

Housing Coordinator/Planner
City of Superior, WI

Vacant, Secretary

Sen. Romaine Quinn

Wisconsin State Senator
25th District

Hon. Kalan Haywood

Wisconsin State Representative
Milwaukee, WI

Diane House

Economic Development Director, Great Lakes Inter-Tribal Council Inc.
Lac du Flambeau, WI

Missy Hughes

CEO, Wisconsin Economic Development Corporation
Madison, WI

Hon. Mark Spreitzer

Wisconsin State Senator
15th District

Hon. Todd Novak

Wisconsin State Representative
Dodgeville, WI

Diane Maas

Assistant Deputy Director, Department of Administration
Madison, WI

Jasmine Mercado

VP, Commercial Lending, Spring Bank
Milwaukee, WI

Violence Against Women Act Report

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

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

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

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

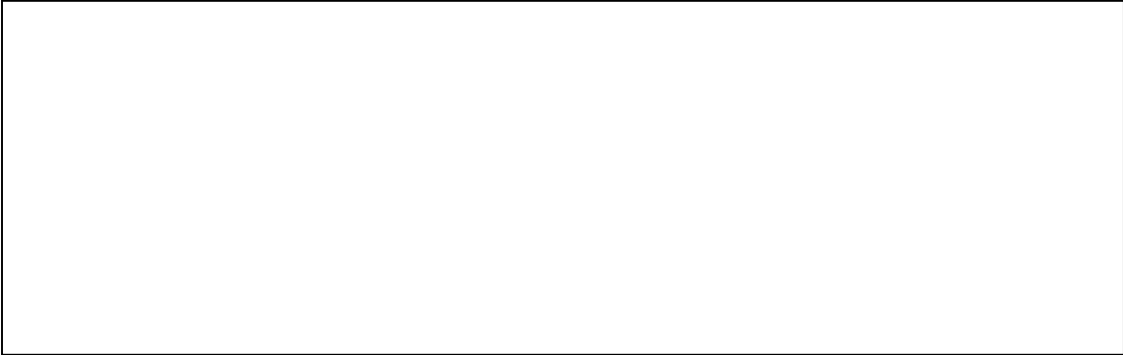
AGENT REPORT

Contract Number	All
County	All
Agent Name	WHEDA - All

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:

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:

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:

A large, empty rectangular box with a thin black border, intended for the user to provide a detailed description of activities, services, or programs offered to prevent domestic violence, dating violence, sexual assault, or stalking, or to enhance the safety of assisted families.

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST

County: All

Contract Number: WI901

Waiting List Type (select one):

Section 8 Tenant-Based Assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site Based or Sub-Jurisdictional Waiting List

	# of Families	% of Total Families	Annual Turnover
Waiting List Total	3272		
Extremely Low Income (<= 30% AMI)	2952	90.22%	
Very Low Income (>30% but < 50% AMI)	275	8.40%	
Low Income (>50% but < 80% AMI)	45	1.38%	
Families with Children	1378	42.11%	
Families with Disabilities	715	21.85%	
Race (American Indian/Alaskan Native)	34	1.04%	
Race (Asian)	14	0.43%	
Race (Black/African American)	437	13.36%	
Race (Native Hawaiian/Other Pacific Islander)	10	0.31%	
Race (Not Disclosed)	1453	44.41%	
Race (Other)	1	0.03%	
Race (White)	1232	37.65%	
Ethnicity (Hispanic)	140	4.28%	
Ethnicity (Non-Hispanic)	1538	47.00%	
Ethnicity (Not Disclosed)	1612	49.27%	

Is the Waiting List Closed?:

Yes

No

Yes -

No - All

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

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

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

Yes VASH, FUP, PBV _____

No

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	1600	30	27	26	22	21	22
Income >30% but <=50% AMI	864	30	27	26	22	21	22
Income >50% but <80% AMI	95	24	22	21	20	18	19
Elderly	728	28	25	20	24	18	21
Families with Disabilities	734	28	28	21	25	17	19
Race/Ethnicity Black	260	23	22	18	19	14	17
Race/Ethnicity American Indian	356	23	22	18	19	14	17
Race/Ethnicity Hispanic	407	23	22	18	19	14	17
Race/Ethnicity Asian	88	23	22	18	19	14	17
Race/Ethnicity Other	1079	22	22	17	18	14	17

**WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT
AUTHORITY PUBLIC HEARING AND RESIDENT ADVISORY BOARD
ANNUAL MEETING
FOR THE
HOUSING CHOICE VOUCHER PROGRAM 2024 ANNUAL PLAN
MINUTES
March 20, 2024
9:00 a.m. – 10:00 a.m.**

AUTHORITY STAFF PRESENT:

Sharon Spengler, Manager
Lisa Manske, Housing Voucher Specialist
Jacob Williams, Housing Voucher Specialist
Stefanie Elder, Senior Housing Voucher Specialist

PUBLIC MEMBERS PRESENT:

None

Stefanie Elder called the meeting to order at 9:04 a.m.

The team reviewed the Proposed Annual Plan and discussed potential changes to the program due to NSPIRE and HOTMA.

The meeting was adjourned by Stefanie Elder at 9:50 a.m.



Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature



Date (mm/dd/yyyy)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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Name of Authorized Official

Title

Signature



Date (mm/dd/yyyy)

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);





- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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 2024
 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 Executive Director Elmer Moore, Jr, CEO/Executive Director		Name Board Chairman Ranell Washington, Chairperson	
Signature 	Signature 		
Date	Date		

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

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 Federalagency 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.)

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

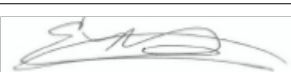
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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

Title

Signature



Date

X

WI901MR0001, Kenosha County, 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