

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

A.	PHA Information.
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A.1	<p>PHA Name: Wisconsin Husing and Economic Development Authority PHA Code: WI901</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 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>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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:					

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>We help Wisconsin thrive by expanding access to affordable housing choices.</p>
B.2	<p>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.</p> <p>WHEDA will continue to apply for Veteran Affairs Supportive Housing (VASH) vouchers throughout Wisconsin. We will continue to work with the VA Medical Centers and other veteran support partners to expand the use of supportive and alternative forms of 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 continue to serve previously homeless families that were awarded Emergency Housing Vouchers and work with them to retain their assistance for use in decent, affordable housing.</p> <p>WHEDA will return to High Performer status on the Section 8 Management Assessment Program (SEMAP).</p> <p>WHEDA will continue to focus on a software system to improve voucher program processes, monitoring and to streamline costs.</p> <p>WHEDA will continue to consult with our local contractors to ensure that payment standards are set in an affordable range while receiving the greatest impact from our subsidy dollars.</p> <p>WHEDA will continue to move forward with Project-Based Vouchers to assist low-income, very low-income and extremely low-income families.</p> <p>WHEDA will begin administering a Foster Youth Initiative voucher program to assist youth aging out of foster care.</p>
B.3	<p>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.</p> <p>WHEDA continues to add VASH vouchers to our portfolio and has absorbed unused vouchers from other programs. WHEDA’s VASH voucher usage is at an all-time high and has remained at this level for quite some time. There is regular turnover with VASH vouchers however, consistent and open communication with the VAMCs has worked very well in not only keeping the number of homeless veterans referred for vouchers high, the partnerships with the VAMCs have resulted in veterans that would otherwise not be able to receive assistance, leasing alternative housing and remain independent.</p> <p>Since 2020, WHEDA has added 50 VASH vouchers, 482 vouchers due to Section 8 contract opt-outs, 100 vouchers divested from other programs and 154 units from Public Housing conversions.</p> <p>WHEDA has been rated as a Standard Performer by SEMAP for the last few years. A number of reasons, including COVID, which caused a major restructure of program operations, factored into the scores. Procedures have been revised and rewritten and as a result of the changes made, WHEDA will again rate as a High Performer.</p> <p>WHEDA continues to work with Elite software and is committed to use it to its full capacity.</p> <p>WHEDA has added a number of Project-Based contracts through Public Housing repositioning and will continue to do so.</p> <p>Payment Standards are in line with rental unit requests. WHEDA has been granted waivers in the past two years to approve Payment Standards that are more than 110% of the are Fair Market Rents. WHEDA also has approved rents up to 140% of the FMR for several VASH voucher holders.</p>

<p>B.4</p>	<p>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.</p> <p>It is WHEDA’s 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. 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:</p> <p>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 the end of their participation in the program. Landlords are also provided the information with the HAP contract paperwork.</p> <p>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:</p> <p>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:</p> <p>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>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant Amendment or Deviation to WHEDA’s Plan would be a change to the admission policies, such as beginning to use a preference or no longer admitting applicants off the waiting list on a first come – first served basis. Requesting Payment Standard below the threshold of 90% of FMRs or reducing the current Subsidy Standards would also be considered deviations.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> COMMENTS WILL BE INCLUDED IN THE FINAL PLAN</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>C.3</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>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> CHALLENGED ELEMENTS WILL BE IN THE FINAL PLAN (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

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D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

TABLE OF CONTENTS – Attachments

- Wisconsin Consolidated Plan Certification Form HUD-5077-ST-HCV-HP – to be included in Final Plan (signed)
- List of WHEDA Agents and State Map
- List of WHEDA Board Members
- Housing Needs of Families on the Waiting List Information and Statement – to be included in Final Plan
- Housing Needs of Families in the Jurisdiction by Family Type Information and Statement – to be included in Final Plan
- Agenda and Minutes of the RAB Public Hearing and Annual Meeting – to be included in Final Plan
- Summary of Comments Received for the 2025 Proposed Plan – to be included in Final Plan
- Certification of Compliance Form HUD-50077-SL – to be included in Final Plan (signed)
- Civil Rights Certification Form HUD-50077-CR – to be included in Final Plan (signed)
- Certification for a Drug-Free Workplace Form HUD-50070 and Attachment – to be included in Final Plan (signed)
- Certification of Payments to Influence Federal Transactions Form HUD-50071
- 2025 Payment Standards

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

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

- 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\(b\)\(1\)](#))
- 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\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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\(b\)](#), [24 CFR § 903.19](#))

C.3 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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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 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 1.64 hours per year per response or 8.2 hours per response every five years, 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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Housing Choice Voucher Program Agent List

To apply for the Housing Choice Voucher Program in areas **under WHEDA's jurisdiction**, please contact directly the agent responsible for the county.

EFFECTIVE JANUARY 1, 2023

AGENT NAME & ADDRESS	COUNTY/COUNTIES SERVED
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Walworth County Housing Authority
 735 S Wisconsin Street
 Suite 100
 Elkhorn, WI 53121
 (262) 723-6123
 (262) 723-2079 (fax)

Walworth

North Central CAP
 503 S Center Avenue
 Suite 1
 Merrill, WI 54452
 (715) 536-9581
 (715) 536-2650 (fax)

Lincoln

www.northcentralcap.org

WEST CAP, Inc.
 525 Second Street
 PO Box 308
 Glenwood City, WI 54013
 (715) 265-4271 or (800) 606-9227
 (715) 265-7031 (fax)

Pierce
 Polk
 St Croix

www.westcap.org

Allegiant Property Management, LLC
 412 S 3rd Street
 La Crescent, MN 55947
 (608) 784-1381 or (888) 393-3282
 (507) 551-2068 (fax)

Buffalo Clark
 Crawford Grant
 Green Green Lake
 Jackson Kenosha
 Marathon Marquette
 Pepin Rock
 Shawano Vernon
 Waupaca Waushara
 Milwaukee

www.allegiantpropertymgmtllc.com

Integrated Community Solutions (ICS)
2605 S Oneida Street
Suite 106
Green Bay, WI 54304
(920) 498-3737
(920) 498-3614 (fax)

Adams
Burnett
Columbia
Florence
Iowa
Jefferson
Langlade
Oconto
Ozaukee
Rusk
Taylor
Washburn
Eau Claire
Mod Rehab
Brown
Calumet
Dane
Forest
Iron
Kewaunee
Manitowoc
Oneida
Price
Sheboygan
Vilas
Washington
Iron Mountain VASH
Tomah VASH

Integrated Community Solutions (ICS)
1500 N3rd St
Manitowoc, WI 54220
(920) 496-1944
(920) 498-3614 (fax)
(* Mailing Address *)
2605 S Oneida Street
Suite 106
Green Bay, WI 54304

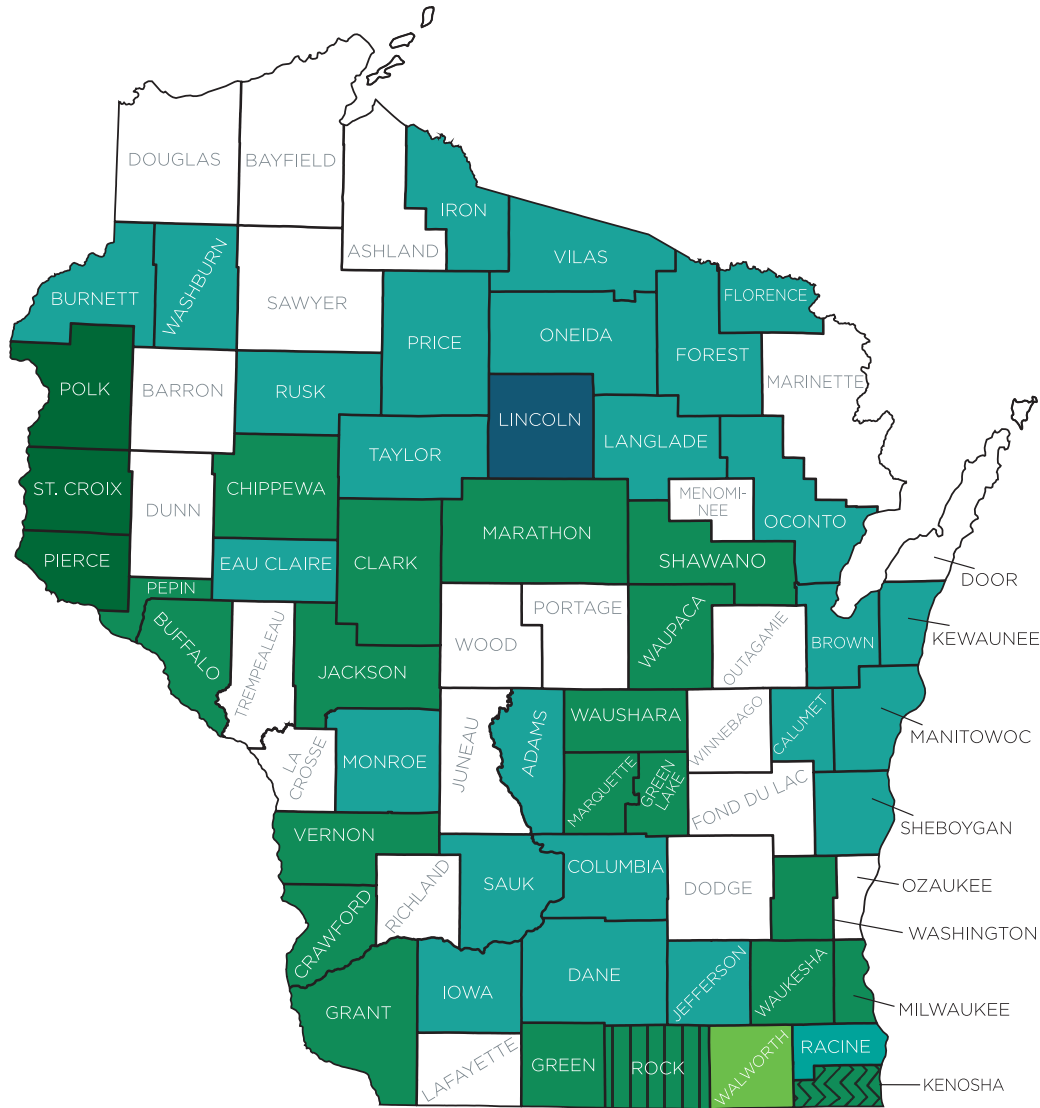
Integrated Community Solutions (ICS)
630 Elm St
West Bend, WI 53095
(920) 496-1923 or (920) 600-8375
(920) 592-1423 (fax) or (920) 600-8376 (fax)
(* Mailing Address *)
PO Box 953
West Bend, WI 53095

Integrated Community Solutions (ICS)
800 Wisconsin St
Building D2
Suite 312
Eau Claire, WI 54703-3560
(920) 479-9108 or (920) 479-9109
(920) 592-1447 (fax)
(* Mailing Address *)
800 Wisconsin St
Unit 16
Eau Claire, WI 54703

Integrated Community Solutions (ICS)
PO Box 655
Wisconsin Dells, WI 53965-9800
(920) 479-9101 or (920) 479-9106
(920) 592-1410 or (920) 592-1435 (fax)

www.ics-gb.org

WHEDA Administered Housing Choice Vouchers and Moderate Rehabilitation Programs



Housing Choice Vouchers

-  Allegiant Property Management (608-784-1381)
-  Integrated Community Solutions (920-498-3737)
-  North Central CAP (715-536-9581)
-  Walworth County Housing Authority (262-723-6123)
-  West CAP (715-598-4750)

VASH and Mod Rehab

-  Tomah VASH - Integrated Community Solutions
-  Iron Mountain VASH - Integrated Community Solutions
-  Milwaukee VASH - Allegiant Property Management
-  Minneapolis VASH - Allegiant Property Management
-  Kenosha Mod Rehab - Allegiant Property Management
-  Neighborhood Housing - Brittan House Mod Rehab

MEMBERS OF THE AUTHORITY

Ranell Washington, Chairperson

Partnership Development Advisor, American Family Insurance
Milwaukee, WI

Vacant, Vice Chairperson

Jeffrey L. Skrenes, Treasurer

Housing Coordinator/Planner
City of Superior, WI

Joe Stephenson

Senior Planner, East Central Wisconsin Regional Planning Commission
Menasha, WI

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

Jennifer Campbell

Chief Legal Officer, 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

**WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT
AUTHORITY PUBLIC HEARING AND RESIDENT ADVISORY BOARD
ANNUAL MEETING
FOR THE
HOUSING CHOICE VOUCHER PROGRAM 2025 FIVE-YEAR AND
ANNUAL PLAN MINUTES
March 6, 2025
9:00 a.m. – 10:00 a.m.**

AUTHORITY STAFF PRESENT:

PUBLIC MEMBERS PRESENT:

To be updated after Public Hearing and Annual Meeting



2025 Proposed Annual Plan Challenged Elements

On January 19th and January 22nd, 2025, WHEDA posted a notification to all Resident Advisory Board (RAB) members informing them that the 2025 Proposed Five-Year and Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Friday, February 28, 2025.

SUMMARY OF COMMENTS RECEIVED

Comments & challenged elements of the Plan to be updated after Public Hearing and Annual Meeting

Stefanie Elder, Manager, Housing Choice Vouchers

Date



Summary of Comments Received for 2025 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 via conference call.

On January 19th and January 22nd, 2025, WHEDA posted a notification to all Resident Advisory Board (RAB) members informing them that the 2025 Proposed Five-Year and Annual Plan had been posted to www.wheda.com and inviting comments. All comments were due by close of business on Friday, February 28, 2025.

SUMMARY OF COMMENTS RECEIVED

To be updated after Public Hearing and Annual Meeting

Stefanie Elder, Manager, Housing Choice Vouchers

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 3/31/2024

**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 for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year _____ of the Wisconsin Housing and Economic Development Authority 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.

WHEDA's mission is to improve the lives of Wisconsin residents by providing affordable housing opportunities. WHEDA participates in the HUD-VASH program to assist veterans in finding homes and reducing homelessness for those who have served our country. WHEDA's Housing Choice Voucher program assists more than 2,500 low-income households with finding 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:

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.

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 7/2025 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.

**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 X 5-Year and/or ___ 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 7/2025, 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 20

 X 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		Name Board Chairman	
Elmer Moore, Jr, CEO/Executive Director		Ranell Washington, Chairperson	
Signature	Date	Signature	Date

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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

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

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.

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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)



County	Bedroom Size	2025 Payment Standards
Outagamie	0	\$922
Outagamie	1	\$1,039
Outagamie	2	\$1,327
Outagamie	3	\$1,833
Outagamie	4	\$1,875
Ozaukee	0	\$1,126
Ozaukee	1	\$1,267
Ozaukee	2	\$1,508
Ozaukee	3	\$1,869
Ozaukee	4	\$2,041
Ozaukee	5	\$2,347
Pepin	0	\$792
Pepin	1	\$853
Pepin	2	\$1,119
Pepin	3	\$1,536
Pepin	4	\$1,880
Pierce	0	\$1,464
Pierce	1	\$1,657
Pierce	2	\$2,022
Pierce	3	\$2,692
Pierce	4	\$3,015
Polk	0	\$912
Polk	1	\$1,014
Polk	2	\$1,329
Polk	3	\$1,602
Polk	4	\$2,007
Portage	0	\$847
Portage	1	\$952
Portage	2	\$1,234
Portage	3	\$1,488
Portage	4	\$1,665
Price	0	\$848
Price	1	\$853
Price	2	\$1,119
Price	3	\$1,478
Price	4	\$1,484
Racine	0	\$945
Racine	1	\$1,081
Racine	2	\$1,378
Racine	3	\$1,788
Racine	4	\$2,176
Racine	5	\$2,503
Richland	0	\$768
Richland	1	\$954
Richland	2	\$1,119
Richland	3	\$1,353
Richland	4	\$1,772
Rock	0	\$987
Rock	1	\$1,054
Rock	2	\$1,383
Rock	3	\$1,810
Rock	4	\$1,837
Rock	5	\$2,112

County	Bedroom Size	2025 Payment Standards
Rusk	0	\$848
Rusk	1	\$853
Rusk	2	\$1,119
Rusk	3	\$1,348
Rusk	4	\$1,484
Sauk	0	\$950
Sauk	1	\$1,107
Sauk	2	\$1,300
Sauk	3	\$1,675
Sauk	4	\$1,736
Sawyer	0	\$843
Sawyer	1	\$913
Sawyer	2	\$1,197
Sawyer	3	\$1,442
Sawyer	4	\$1,587
Shawano	0	\$793
Shawano	1	\$915
Shawano	2	\$1,119
Shawano	3	\$1,398
Shawano	4	\$1,484
Sheboygan	0	\$867
Sheboygan	1	\$1,021
Sheboygan	2	\$1,266
Sheboygan	3	\$1,594
Sheboygan	4	\$1,749
Sheboygan	5	\$2,012
Sheboygan	6	\$2,313
St Croix	0	\$1,464
St Croix	1	\$1,657
St Croix	2	\$2,022
St Croix	3	\$2,692
St Croix	4	\$3,015
Taylor	0	\$792
Taylor	1	\$859
Taylor	2	\$1,119
Taylor	3	\$1,420
Taylor	4	\$1,880
Trempeleau	0	\$894
Trempeleau	1	\$900
Trempeleau	2	\$1,180
Trempeleau	3	\$1,560
Trempeleau	4	\$1,566
Vernon	0	\$768
Vernon	1	\$873
Vernon	2	\$1,119
Vernon	3	\$1,471
Vernon	4	\$1,734
Vilas	0	\$897
Vilas	1	\$903
Vilas	2	\$1,119
Vilas	3	\$1,348
Vilas	4	\$1,519

County	Bedroom Size	2025 Payment Standards
Walworth	0	\$973
Walworth	1	\$1,082
Walworth	2	\$1,419
Walworth	3	\$1,784
Walworth	4	\$2,266
Walworth	5	\$2,606
Washburn	0	\$788
Washburn	1	\$876
Washburn	2	\$1,149
Washburn	3	\$1,384
Washburn	4	\$1,524
Washington	0	\$1,126
Washington	1	\$1,267
Washington	2	\$1,508
Washington	3	\$1,869
Washington	4	\$2,041
Washington	5	\$2,347
Waukesha	0	\$1,126
Waukesha	1	\$1,267
Waukesha	2	\$1,508
Waukesha	3	\$1,869
Waukesha	4	\$2,041
Waukesha	5	\$2,347
Waupaca	0	\$882
Waupaca	1	\$922
Waupaca	2	\$1,119
Waupaca	3	\$1,478
Waupaca	4	\$1,484
Waupaca	5	\$1,707
Waushara	0	\$792
Waushara	1	\$853
Waushara	2	\$1,119
Waushara	3	\$1,507
Waushara	4	\$1,711
Winnebago	0	\$948
Winnebago	1	\$974
Winnebago	2	\$1,266
Winnebago	3	\$1,693
Winnebago	4	\$1,898
Wood	0	\$832
Wood	1	\$897
Wood	2	\$1,177
Wood	3	\$1,512
Wood	4	\$1,561

Effective January 1, 2025