

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-022 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Dane County Housing Authority</u> PHA Code: <u>WI214</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>86</u> Number of HCV units: <u>1,160</u> (<u>baseline</u>)				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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: Dane County Housing Authority's mission is to promote and ensure safe, decent, and affordable housing for our participants, as well as provide owners and developers with an opportunity to rehabilitate and develop affordable housing.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the				

	<p>progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. 1) Increase voucher holders 2) Maintain PH at 97% higher occupancy 3)Improve PHAS score 4)Maintain High Performer status S8 HCV 5)Apply for other housing resources when available and feasible 6) Work towards creating a self-sufficiency program for S8V participants, implement smoke-free policy for PH. <u>Goals Achieved 2005-2009 Plan</u> 1) Expanded supply of assisted housing. Applied for and received 50 new FUP vouchers, maintained a high occupancy rate in PH, in the application and acquisition process to acquire additional housing units under the RD program. Received high performer status is S8 HCV program, initiated a FSS program, continued modernization and renovation of PH units. Conducted owner outreach, administered S8 homeownership program .</p>
<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Dane County Housing Authority, 2001 W. Broadway, Monona, WI 53719; DCHA website at www.dcha.net, and the public library main office and branch offices.</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Not applicable.</p>
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
<p>8.1</p>	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital</p>

	items must be included in the Five-Year Action Plan.
8. 3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9. 0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>HH- Household, ELI – Extremely Low Income, LI – Low Income Consolidated Plan data reflects that for <u>ELI HH for renters:</u> Elderly 1& 2 member HH with extreme cost burden is <u>42.4%</u>. HH with 2-4 members <u>63.8%</u>, and large HH with 5+ members <u>52.1%</u>. The percentages are somewhat higher for homeowners with small HH (2-4 members) having an <u>83.5%</u> extreme cost burden.</p> <p><u>LI HH cost burden for renters</u> – elderly <u>13.2%</u>, small HH (2-4 members) <u>7.5%</u>, Large HH (5+ members) <u>7.1%</u> <u>Elderly LI HH owners</u> have <u>9.8%</u> extreme cost burden while small, large, & other home owner HH have a <u>49.1%, 43.3%, and 36.5%</u> respectively, extreme cost burden.</p> <p>The breakdown of <u>renter ELI HH with any housing problem (cost burden greater than 30% of income, overcrowding, lack complete kitchen or plumbing facilities)</u> is as follows; Elderly <u>61.8%</u>, small HH <u>80.5%</u>, Large HH <u>96.9%</u> & all others HH <u>87.6%</u>. <u>LI HH</u> affected with any housing problem Elderly <u>69.5%</u>, Small HH <u>64.8%</u>, Large HH <u>76.5%</u>. other HH <u>71%</u>. <u>ELI HH homeowners</u> – elderly <u>85.4%</u>, small HH <u>91.2%</u>, Large HH <u>91.7%</u>, and all others <u>81.6%</u>. with any housing problem as noted above: Elderly <u>69.5%</u>, Small HH <u>64.8%</u>, Large HH <u>76.5%</u>. other HH <u>71%</u>. For <u>LI HH homeowners:</u> Elderly <u>35.2%</u>, small HH <u>81.1%</u>, Large HH <u>87.8%</u>., and all other HH <u>59.2%</u>.</p> <p>Dane County data also revealed in examining disproportionately greater need across racial or ethnic groups is the small numbers of persons who are non-white. AA elderly comprised .54% (less than 1%) of the elderly households. All (100%) AA elderly renter households had one or more housing problems compared to just 43%</p>

of white elderly. All (100%) of AA households with incomes of 30% or less of the median family income had one or more housing problems compared on 62.4% of the white elderly renter households.

The approximately 2,000 applicants on the DCHA waiting list evidence the demand for affordable rental housing in Dane County or the need of increased housing subsidies. During the early 2000's the largest increase of new construction was for single-family housing with a slight upswing in multi-family housing (market rate).

Condition of housing plays a large role in the ability of the low to extremely low household seeking safe and decent housing. The above figures provide an idea of the % of low to extremely low-income renters and homeowners that have some type of housing problem other than cost burden. Thus indicating that housing rehab is a huge factor in addressing the housing need in Dane County. Approximately 59% of housing stock in Dane County (outside of the City of Madison) is between 30-40-years old. Over 40% of housing stock in some of the Dane County communities was built prior to 1939. Housing rehab was cited frequently by some of the municipalities in Dane County.

Data indicates that 29% of households in Dane County (outside the City of Madison) are paying greater than 30% of their gross income on rent. There are 26,323 renter-occupied units in Dane County (outside the City of Madison), which results in 7,634 renters in need of affordable housing. For homeowners, 24 % were spending more than 30% on their mortgage and associated costs. In order to afford a 2-BR rental unit/utilities at the fair market rent (FMR) of \$846 a household must earn \$2,820.00 per month (\$33,840 annually). One person working minimum wage must work 99 hours per week, 52 weeks per year in order to make the FMR affordable, or a household must include 2.5 minimum wage workers working 40 hours per week year round to make the FMR affordable. The 2009 mean wage of a renter in Dane County was estimated at \$12.77 per hour. In order to afford the FMR for a two-bedroom apartment, the renter must work 51 hours per week, 52 weeks per year.

Due to economic down turn there is a need to find affordable housing solutions for both low to extremely-low income renters and homeowners.

Development of affordable housing has decreased in past years due in part to high development costs, zoning issues, tightening of credit, lack of capital, etc.

In addition to the aforementioned needs Dane County has to address housing needs

	<p>for the homeless – options that provide the best path to success such as shelters vs. Housing First. Housing needs for the disabled – accessibility issues, independent living, assisted living vs. institutional or nursing home care.</p> <p>There are associated barriers that play a large part in the meeting housing needs of low to extremely low-income households such as transportation and jobs. Also the need to reduce and/or eliminate the arbitrary rules, regulations, policies, and procedures that hamper the development of affordable housing.</p>
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<p>9. 1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Dane County Housing Authority will continue to administer its current programs which provide safe, decent, and sanitary housing for low to extreme low income families. We will work in partnership with other agencies such as Dane County and the City of Madison to further our mission. We will seek opportunities that will increase the housing choices of low to very low income families by applying for funds when available.. Low to extremely low-income families (includes elderly and disabled singles) need affordable, safe, and decent housing. DCHA will maintain its housing stock to ensure that all its housing meets the needs of low to extremely low-income families. We will administer our programs to ensure that vacancy rates are low and a swift turnover of units that are vacated to ensure applicants on the waiting list are served as soon as possible. We will also closely monitor utilization of the S8 HCVP to ensure that when funds are available we can promptly serve wait list applicants. We will continue to review and update policies as needed to 1) comply with HUD requirements, 2) create policies that are fair and beneficial to the participants and 3) provide benefit to the program overall.</p>
<p>10 .0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan. Through the continued administration of the S8 HCVP, Low-Rent PH Program, HUD subsidized (formerly RD) Program, Homebuyer Education and Down Payment Assistance Program, Capital Fund Program, and S8 (y) Homeownership Program, and more recently FUP Voucher Program we continue to do the work of our mission which is to promote and ensure safe, decent, and affordable housing. DCHA met its goals under the HUD strategic goals such as applying for, additional rental</p>

vouchers, reduce PH vacancies, improve PHAS & SEMAP, modernize PH, outreach to landlords, implement voucher homeownership program, and increase payment standards.

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".
- (c) **Significant Amendment** Any actions, decision, or policies recommended by DCHA that substantially changes its mission, goals, and objectives, will be brought before the public by a public hearing prior to final approval of the Board of Commissioners and implementation by staff. Any changes by such actions or policies, which may conflict or perceive to conflict with HUD rules and/or regulations will be subject to HUD's review and/or prior public input, Board of Commissioners approval, and implementation by Dane County Housing Authority. Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities). **Substantial Deviation/Modification** - Any actions, decisions, or policies recommended by DCHA that substantially changes its missions, goals, and objectives, stated in the 5-year plan will be brought before the public by a public hearing prior to final approval of the Board of Commissioners and implementation by staff. Any changes by such actions or policies which may conflict or perceive to conflict with HUD rules and/or regulations will be subject to HUD's review and/or prior public input, Board of Commissioners approval, and implementation by Dane County Housing Authority.