|  |  |
| --- | --- |
| **A.**  | **PHA Information.** |
| **A.1** | **PHA Name**: Dane County Housing Authority \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **PHA Code**: \_\_\_\_WI214\_\_\_\_\_\_\_\_\_\_\_**PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2021**PHA Plan Submission Type:** [x]  5-Year Plan Submission [ ]  Revised 5-Year Plan Submission **Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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.The DCHA 5-Year PHA Plan may be obtained at the offices of the Dane County Housing Authority, which are located at 6000 Gisholt Drive, Suite 203, Monona, WI 53713 or at DCHA’s website, which can be found at: www.dcha.net[ ]  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.** | **5-Year Plan.** Required for all PHAs completing this form. |
| **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. The Dane County Housing Authority (DCHA)’s mission is to promote safe, decent and affordable housing for our those who participate in our programs, as well as to support efforts to expand the supply of affordable housing in Dane County. |
| **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. 1. Support efforts to expand the supply of affordable housing in Dane County
* Seek to expand DCHA’s HCV program through additional vouchers/funding (i.e. Mainstream)
* Place Project-Based vouchers where appropriate
* Partner with housing developers to help create more units
* Partner with Dane County on Affordable Housing Development Fund
1. Promote self-sufficiency and economic opportunity
* Expand FSS program and bring staff in-house
1. Improve the quality of housing owned by DCHA
2. Implement best practices for asset management of DCHA portfolio
3. Complete the Conversion of Public Housing Tenant-Based Assistance or a RAD/Tenant Based Assistance model and exit the Public Housing program
 |
| **B.3** | **Progress Report.** **Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.****Mainstream Voucher Initiative**DCHA has been awarded a total of 153 Mainstream Vouchers in three separate funding increments. An initial award of 60 vouchers, for which the increment began on 1/1/2020, an additional 18 voucher award, for which the increment began on 10/1/2020, and a third increment of 75 vouchers, for which the increment will begin on 4/1/2021. These vouchers, which are intended to serve households containing an adult family member with a disability, are currently being issued to households on DCHA’s waiting list who meet this baseline qualification as well as preferences chosen by DCHA in our original NOFA response. The preferences include households who are currently homeless, institutionalized, or in danger of institutionalization. To facilitate this process, DCHA updated its HCV Admin plan and did a limited opening of its HCV waiting list. DCHA is working with the local Continuum of Care office, as well as The Salvation Army, The Road Home, Movin’Out, and the Corporation of Supportive Housing to ensure that voucher holders are successful in obtaining housing and that the services that we agreed to provide in the NOFA are available. Issuing and leasing of these vouchers is a major initiative for DCHA in 2021. This resource expands access to available housing for some to the lowest income people in our community and also has been valuable as a tool to help us build stronger relationships with the Continuum of Care office and several local nonprofit groups. We are also doing landlord outreach as a part of this initiative to identify and expand available units for our voucher holders shopping for housing. The Madison CDA and DCHA reached an agreement that Mainstream voucher holders may lease. We have added a landlord information section to our website and will continue to work to expand communication and marketing to landlords for Mainstream and our general HCV program.**Project Based Vouchers**DCHA has extensively used PBV’s to ensure that very low-income households have access to units in new affordable housing that is being constructed in Dane County. In 2020, three new developments, each containing 8 PBV units, entered into HAP contracts with DCHA and three new developments, each with 8 PBV units, entered in to AHAP contracts with DCHA. All of these developments had been awarded PBV’s in past RFP’s issued by DCHA. The new projects that executed HAP contracts in 2020 and leased 8 new units apiece, included 1141 Main Street in Sun Prairie, WI (which was jointly developed by Gorman & Company and DCHA) Point Place In addition, three new developments executed AHAP contracts with DCHA in 2020. All three developments will each contain 8 PBV units. These developments are: Valor on Washington developed by Gorman & Company, The Ace Apartments, developed by Movin’ Out and the Commonwealth Companies, and Limestone Ridge, developed by JT Klein. The first two properties are located in Madison and Limestone Ridge is located in Fitchburg.**Other Development Partnerships**In 2020, DCHA entered into two transactions with for-profit developers to sponsor AHP grant applications to the Federal Home Loan Bank of Chicago in order to facilitate more housing development in Dane County. The first property is Westgate Senior Apartments, which is an 83-unit senior development located in Madison, developed by JT Klein. The second application is known as The Waterford, which is a 49-unit senior development located in McFarland, WI, developed by Northpointe Development.Both AHP applications were successful, however the ability of both developments to move ahead hinges on the success of applications for 4% State LIHTC resources that are currently pending with WHEDA. Results of this application process should be available in the spring of 2021.**Partnership with Dane County on Affordable Housing Development Fund**In 2015, DCHA executed an MOU with Dane County in which DCHA would be the lender of record for a new loan fund to facilitate the development of affordable housing that the County planned to create. These loans are structured as soft, subordinate loans in larger affordable housing developments that are typically using LIHTC’s. Two loans closed into this fund prior to 2020, and two new loans (for The Ace Apartments and for Limestone Ridge) closed into the fund during 2020. Approximately five or six new loans are expected to close into the fund during 2021, as the County has allocated more resources toward this initiative.DCHA is involved in closing and funding these loans, as well as in ongoing monitoring along with Dane County. A change in accounting treatment beginning with DCHA’s 2019 audit reflects these loans on the PHA’s balance sheet.**Self-Sufficiency and Economic Opportunity Programs**In 2020 DCHA brought the staffing for our shared FSS program with the Madison CDA in-house with a full time FSS Coordinator joining the DCHA staff for the first time. Previously, this work had contracted to a third party, the Community Action Coalition for South Central Wisconsin (CAC). One of the primary reasons for making the decision to bring this staff into DCHA was the high amount of turnover experienced in the position when it was housed at CAC, which resulted in inconsistent case management for our FSS participants and did not maximize the effectiveness of the program. Our FSS Coordinator was hired in February of 2020, shortly before our office closed to the public due to COVID-19, which has required virtual communications with our FSS participants and increased challenges of growing our program. We have jointly drafted an updated Action Plan in conjunction with the Madison CDA, and our goal for 2021 is to grow the program to at least 30 to 35 participants between both agencies.**Addressing Deferred Maintenance in DCHA Portfolio**In order to best serve our residents, DCHA is committed to evaluating the physical condition of our portfolio and reinvesting in the real estate to create and maintain quality housing. In 2020, we were hampered from truly assessing all capital needs due to COVID-19 limitations on physical inspections of individual units. However, the following progress was made:1. Public Housing – new roof and elevator installed in multi-unit building in Stoughton, numerous A/C replacements in duplex units in Stoughton and Sun Prairie, furnace repairs and replacements in Monona and Mazomanie, removal of dead trees in Monona
2. School Street Apartments – replacement of deteriorated wooden walkways, replacement of flooring in numerous units to improve condition and marketability of the units.
3. Belleville Senior Housing – Successful application for roof replacement grant from WHEDA’s Foundation that will cover half the cost of a new roof at this property. Will be done in 2021.
4. Entire DCHA portfolio – Successful application for tree evaluation and replacement funded by WI DNR – Will be done in 2021.

**Asset Management**In 2020, DCHA began improving asset management practices and oversight of its owned real estate portfolio. The following initiatives are underway and are continuing in 2021.1. Better recordkeeping – a SharePoint site has been established with a master folder for each owned development
2. Better tracking of insurance costs – insurance had not been included as an operating cost on a project level prior to 2021
3. Assessment of physical condition of properties and development of strategies to address and fund deferred maintenance.
4. Pursuit of outside grants to facilitate property improvements, (successful applications include WHEDA Foundation grant to help with roof replacement at Belleville Senior, WI DNR grant for portfolio-wide tree evaluation and replacement)
5. Active monitoring of RE tax assessments and PILOTs – appeal or renegotiate when appropriate.
6. Created a real estate owned schedule that will be updated no less than annually to measure project performance
7. Consider selling assets that are not helping DCHA meet its mission.

**Complete the Demolition and Disposition and Conversion of Public Housing to Tenant-Based Assistance** – On April 16,2020, HUD’s Special Application Center (SAC) approved DCHA’s application to dispose of 25 buildings containing 40 dwelling units and 5.8 acres of underlying land. This units approved for disposition are located in three communities (Monona, Stoughton, and Sun Prairie), and HUD SAC concurred that disposition of the units is in the best interests of the PHA due to the challenges of maintaining and managing these scattered site units as public housing. The intention is to provide residents with project-based tenant protection vouchers and maintain the units as affordable housing stock. A subsequent application to dispose of the remaining 46 units of public housing owned by DCHA is also part of the public housing repositioning strategy.Due to extensive staff turnover at DCHA during 2020, as well as the challenges posed by COVID-19, DCHA has not yet begun the disposition of its public housing; however, this initiative remains a top priority for DCHA in 2021 and potentially 2022. An evaluation of the physical condition of the housing stock is planned to determine whether the approved application should be modified to reflect the sale of any units of public housing that are not likely to pass a Housing Quality Standards (HQS) inspection without a substantial capital outlay. This review will ensure that units that are taken through the repositioning process with HUD will be eligible for the project-based tenant protection vouchers and that DCHA will be able to commit to keeping the units affordable for the required 30-year affordability period.Likewise, a review of the occupancy standards and tenant rents will confirm whether there are differences between the public housing and project-based voucher rules and regulations that could impact our current residents. |
| **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.DCHA follows VAWA protections and provisions, including notifying applicants and program participants of their rights under VAWA, as well as including VAWA language in DCHA’s Section 8 Housing Assistance Payment Contract and DCHA’s leases for Public Housing. DCHA’s HCV program offers a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who are seeking an emergency transfer under from the PHA’s public housing program or other covered housing program operated by the PHA. DCHA is also planning to add a description of VAWA to its website as part of a broader effort to provide more information and resources to our residents and the larger community. |
| **B.5** | **Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. A significant amendment or modification to the 5-year plan would be required if DCHA sought to engage in activities that were outside of those outlined by the stated mission and goals of the organization or if changes proposed by the Authority were likely to impact a large number of program participants or applicants. |
| **B.6** | **Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N [ ]  [x]  (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.The RAB did not provide comments on the 5-Year PHA plan. |
| **B.7** | **Certification by State or Local Officials.**[Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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. |