

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or 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> <b>PHA Name:</b> Dane County Housing Authority _____ <b>PHA Code:</b> __WI214_____  <b>PHA Type:</b> <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (01/2023): _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>86</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1,429</u> <b>Total Combined Units/Vouchers</b> <u>1,515 (includes 153 Mainstream Vouchers and 45 Emergency Housing Vouchers)</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p>           The DCHA Annual 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: <a href="http://www.dcha.net">www.dcha.net</a> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B. Annual Plan Elements</b>						
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b><u>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.</u></b></p> <p>During 2020, DCHA updated the eligibility chapter of its HCV Admin Plan to reflect several new preferences that were outlined in our successful response to HUD's NOFA for Mainstream Vouchers. The new preferences that were incorporated into our plan include current homelessness, institutionalization, risk of institutionalization, and those residing in Permanent Supportive Housing (PSH) or Rapid Rehousing (RRH). As required by the Mainstream Voucher rules, households who qualify for these vouchers must be on the PHA's regular waiting list and are not drawn from a separate waiting list. To comply with the preferences outlined here, DCHA did a limited opening of its waiting list in 2020 targeted specifically to households who met these preferences.</p> <p>In 2021, again updated the HCV Admin Plan to increase the weighting preference of households residing in rapid rehousing programs, as well as to include a preference for any family that due to health/safety concerns was displaced or faces imminent displacement from Public Housing within Dane County. The HCV Admin Plan 2021 updates also included a new section covering our Emergency Housing Vouchers (EHV), which have been leasing in 2022. We will continue to refine the Administrative Plan in 2023 as needed to accommodate any additional voucher programs or changes in preferences as we work to maintain and increase voucher utilization and lease our remaining inventory of Mainstream Vouchers.</p> <p><b><u>Operation and Management</u></b></p> <p>DCHA restructured the staffing of its accounting/finance function in 2020. At the direction of the Board, when the part time accounting clerk retired in the spring of 2020, DCHA made the decision to hire a full time Controller. The Controller was hired in August 2020 and DCHA has been continuously working to rely less on outside contracted accounting services and manage most of its accounting and finance functions internally, this process has continued throughout 2022, and virtually all accounting and finance functions are now done in house.</p> <p>DCHA has also added new members to our Finance Committee and Personnel Committees to bring a wider range of experiences and resources to the Authority and its Board of Commissioners and will continue efforts to draw upon skilled local resources to enhance our committees. All active Commissioners, and the DCHA Executive Director, have completed HUD's Lead the Way training and this training will also be required of future Commissioners.</p> <p><b><u>Community Service and Self-Sufficiency Programs</u></b></p> <p>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.</p> <p>Our initial FSS Coordinator was hired in February of 2020, shortly before our office closed to the public due to COVID-19, which impacted our ability to grow the program. We experienced turnover in this position in the fall of 2021 and a new FSS Coordinator was hired in December 2021. An updated Action Plan that was created in conjunction with the Madison CDA, was approved by our Board in 2021, and another update to the Action Plan to conform to the new FSS rule has been drafted and is available for review and comment along with our 2023 annual plan.</p> <p>Our goal is to grow the program to at least 30 to 40 participants between both agencies. As of August 2022, our joint program has approximately 30 participants, with some upcoming graduations and enrollment paused until our updated plan is approved by HUD in accordance with the new</p>					

FSS Rule. We anticipate increased program participation to at least 35 participants by mid-year 2023. Expanding the Program Coordinating Committee (PCC) has also been a focus of our FSS program in 2021 and 2022 and these efforts to form broader partnerships will continue in 2023.

**Asset Management**

Since 2020, DCHA began improving asset management practices and oversight of its owned real estate portfolio. The following initiatives are underway and will be continued in 2023.

1. Better recordkeeping – a SharePoint site has been established with a master folder for each owned development and each multifamily loan in DCHA’s portfolio of loans.
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. We are using proceeds from refinancing Belleville Senior, School Street Apartments, Mount Horeb Apartments, Bird Street Apartments, and Lothe Apartments to fund capital improvements at those properties. Extra cash flow from Valley View Apartments is slated to provide for improvements at that property as well as at Riverview Apartments.
4. Pursuit of outside grants to facilitate property improvements, Successful applications include WHEDA Foundation grant to help with roof replacement at Belleville Senior that was completed in 2021 and a WI DNR grant for portfolio-wide tree evaluation and replacement that is underway.
5. Active monitoring of RE tax assessments and PILOTs – appeal or renegotiate when appropriate. Successful tax appeals were achieved in DCHR Verona (2020) and DCHR Stoughton (2021).
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 and/or achieve sustainable operations.
8. Continue to move forward on our Public Housing repositioning initiative, which includes evaluating and improving unit condition and potentially selling some units that may not pass HQS inspections. We will also assess income qualification of existing public housing tenants as part of this process as well. This initiative has been delayed due to COVID-19; however, a Capital Needs Assessment inspection was completed in July 2021, and the process is moving forward though at a slower pace than originally planned. DCHA will evaluate both the Section 18 repositioning and the Section 18/RAD blend strategies available through HUD to ensure that we end up with the best possible outcome.

**Significant Amendment/Modification**

A proposed demolition, disposition, creation of a homeownership program, capital fund financing, development activity, mixed finance proposal, additional sources of capital for repairs/renovations outside of Capital Fund Grants, and repositioning activity is considered a significant amendment to the HUD Capital Five-Year Action Plan, and DCHA’s potential repositioning of the public housing, as well as the additional \$2.5M in grant funds for public housing repairs and renovation would fall under this category.

The revised FSS Action Plan required by the changes to HUD’s FSS rule will have a significant impact on the operation of the DCHA/CDA FSS program, and this updated Action plan is also considered to be a significant amendment of our five-year and annual plans.

The PHA must submit its Deconcentration Policy for Field Office review.

Per the DCHA Administrative Plan the Authority will attempt to deconcentrate low-income housing through the following strategies:

1. Briefing packet will include a list of landlords or other parties willing to lease to assisted families or help families find units, especially outside areas of concentrated poverty.
2. DCHA will encourage participation by owners of suitable units located outside areas of concentrated poverty or low incomes.
3. While determining payment standards the DCHA will review the cost and availability of units in areas with low concentrations of poverty.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Mixed Finance Modernization or Development.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Tenant-Based Assistance.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Project-Based Assistance under RAD.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Police Officers.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Non-Smoking Policies.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project-Based Vouchers.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Units with Approved Vacancies for Modernization.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval

	<p>under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Relocation of DCHA's Public Housing</b> – 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.</p> <p>Due to extensive staff turnover at DCHA from 2020 to 2022, as well as the challenges posed by COVID-19, DCHA has not yet begun the repositioning of its public housing; however, this initiative remains a top priority for DCHA.</p> <p>An evaluation of the physical condition of the housing stock is underway; physical inspections of the public housing portfolio were conducted by an architect in July 2021 and DCHA has begun addressing issues noted in the Capital Needs Assessment. This physical analysis will help DCHA decide whether 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 is in the authority's best interest, or whether the Authority should look at a new RAD/Section 18 Blend option that was created since the initial application was approved in April 2020. 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.</p> <p>Likewise, a review of the occupancy standards and tenant rents will confirm how the differences between the public housing and project-based voucher rules and regulations would impact our current residents, and this will be taken into account as we compare the Section 18 repositioning option with the Section 18/RAD blend as well.</p> <p>We have also been awarded approximately \$2.5M in capital improvement grant funding from Dane County to invest in our public housing stock. We anticipate these funds to be deployed primarily in 2023 and 2024 in conjunction with our repositioning strategy.</p> <p>DCHA plans to submit a formal request to SAC in September 2022 to withdraw the existing approved Phase I application. The existing application was submitted in February of 2020, and a full analysis of the physical condition of the properties was not completed prior to applying, nor was the PH tenant base evaluated for impact of differences in rules and occupancy standards between PH and HCV. Furthermore, the difficulties posed by COVID-19 in being able to fully evaluate the housing stock and find contractors to obtain bids and make repairs has delayed our progress. Staffing shortages and turnover have also impacted DCHA and the third-property manager that manages the public housing during the pandemic and that has delayed our ability to move ahead more rapidly as well.</p> <p><b>Project Based Vouchers</b> – DCHA has been honoring PBV awards that were made from RFP's held in previous years. There is currently one development that is under an AHAP contract; Bayview Townhomes, developed by the Bayview Foundation and Horizon Development and located in the City of Madison is expected to open in September 2022. Another project, Limestone Ridge, developed by JT Klein, opened earlier this year in Fitchburg, and that project is in lease up as of August 2022. Both projects contain 8 PBV's.</p> <p>DCHA is not anticipating issuing new requests for PBV awards in 2023; after extraordinary growth in the PBV program from 2014 to the present with the addition of 22 new PBV contracts, DCHA needs to fully absorb the projects in the pipeline and evaluate priorities and administrative processes for the PBV component of the HCV program.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. (Attached)</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: DCHA's 2020 audit contained a finding.</p> <p>The finding related to segregation of duties in the accounting and record keeping functions.as it related to controls over payroll. No costs were questioned by the auditor, and the Authority has modified its payroll review and approval processes and does not anticipate a repeat of this finding in the 2021 audit.</p>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>DCHA's stated 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. DCHA's goals for the years 2021-2025 include the following:</p>

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, EHV, HCV)
  - Place Project-Based vouchers where appropriate
  - Partner with housing developers to help create more units
  - Partner with Dane County on Affordable Housing Development Fund
2. Promote self-sufficiency and economic opportunity
  - Expand FSS program and bring staff in-house
3. Improve the quality of housing owned by DCHA
4. Implement best practices for asset management of DCHA portfolio
5. Complete the Conversion of Public Housing to a Tenant-Based Assistance or a RAD/Tenant Based Assistance model and exit the Public Housing program

**Expand HCV Program**

**Mainstream Voucher Program**

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 began on 4/1/2021. As of August 2022, approximately 80 of these vouchers have been leased, with approximately 10 households currently shopping for units.

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, or previously homeless and currently a client in a permanent supportive housing or rapid rehousing project. To facilitate this process, DCHA updated its HCV Admin plan and did a limited opening of its HCV waiting list in the fall of 2020, and an additional wait list opening is likely in Q12023 to ensure that enough households to use this resource are identified. DCHA is working with the local Continuum of Care office, as well as The Road Home, Focus Counseling, and the Corporation for Supportive Housing (CSH) 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. This resource expands access to available housing for some to the lowest income people in our community and has been valuable as a tool to help us build stronger relationships with the Continuum of Care office and several local nonprofit groups, such as The Road Home and the Salvation Army. We were recently awarded extraordinary administrative fee funding by HUD in the amount of \$76,500. These funds can be used to help remove leasing barriers for these units by providing landlord incentives, security deposit help, etc. in an amount up to \$500 per unit. We are also working with HUD to enhance landlord outreach as a part of this initiative to identify and expand available units for our voucher holders shopping for housing.

**Emergency Housing Vouchers (EHV)**

DCHA was awarded 45 Emergency Housing Vouchers (EHV) in a funding increment that began on 7/1/2021, and the agency entered into a Memorandum of Understanding (MOU) with the Community Development Authority of the City of Madison (CDA) and the Homeless Services Consortium of Dane County (HSC) to govern our EHV program in Dane County. The eligible populations for these vouchers are individuals or families that are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking, or recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. Eligible households are referred to DCHA and the CDA by the HSC. The MOU indicates that DCHA's 45 vouchers will be targeted toward families. Of the total, 15 to 20 of DCHA's vouchers are targeted towards households currently experiencing homelessness and on the Coordinated Entry housing priority list and/or currently fleeing domestic violence with a child under the age of 5. Case management is being provided by The Road Home and Domestic Abuse Intervention Services (DAIS). The remaining 25 to 30 EHV's in Dane County's voucher award will be used for households with children for a move-on strategy from Permanent Supportive Housing (PSH) Rapid Re-Housing, or Transitional Housing, with PSH programs prioritized the highest. The HSC referrals to DCHA for this program began in the fall of 2021, and as of August 2022, 39 of our 45 vouchers are in use or have an active request for tenancy.

The Madison CDA and DCHA reached an agreement that DCHA's Mainstream and EHV voucher holders may lease anywhere in Dane County, including the City of Madison, to take advantage of Madison's public transit and more convenient access to services. The Madison CDA is not treating the County as a single market, and we have received, and continue to receive, a substantial number of EHV clients who are porting to our jurisdiction from the City of Madison. We absorbed approximately five of these EHV port in households and are currently billing the CDA for additional port-ins to preserve vouchers for the families that were originally referred to us by the CoC.

We have added a landlord information section to our website and will continue to work with HUD to expand communication and marketing to landlords for EHV, 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 2022, Limestone Ridge in Fitchburg, developed by JT Klein, opened in April 2022, and Bayview Townhouses in the City of Madison, developed by the Bayview Foundation and Horizon Development, is anticipated to open in September 2022. As of August 2022, Limestone Ridge is under a HAP contract and actively leasing, and Bavview Townhouses in anticipated to enter into a HAP contract with DCHA in September 2022. Both developments were awarded PBV's in a 2018 RFP issued by DCHA.

DCHA is not anticipating entertaining any new requests for additional PBV awards in 2022 or 2023; after extraordinary growth in the PBV program from 2014 to the present with the addition of 22 new PBV contracts, DCHA needs to fully absorb the projects in the pipeline and evaluate priorities for the PBV component of the HCV program.

### **Other Development Partnerships**

#### **Ownership in Housing Developments**

In 2020, DCHA entered into two transactions with for-profit developers to sponsor AHP grant applications to the Federal Home Loan Bank of Chicago (FHLBC) in order to facilitate more housing development in Dane County. The first property is Oak Ridge at University Park I, which is an 81-unit senior development located in Madison on the site of the former Westgate Mall, 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. DCHA will have an ownership interest in both of these properties.

Both AHP applications were successful, and both developments were awarded 4% State Low Income Housing Tax Credits (LIHTC) in 2021 from WHEDA. These new developments are both currently under construction.

In 2022, DCHA entered into another transaction with the Northpointe Development sponsoring an AHP grant application for Broadway-Monona, LLC, a 75-unit development located at 1208 E. Broadway in Monona, WI. DCHA will have an ownership interest in this development.

#### **Tax Exempt Bond Issuance**

DCHA issued tax-exempt bonds for two developments in Q4 2021 to facilitate the development of new affordable housing in Dane County. These developments are both part of JT Klein, Inc's Westgate Mall redevelopment on the west side of the City of Madison. The developments include the Oak Park at University Park I project that is mentioned above (81-unit senior LIHTC development) and University Park Commons, which is a 68-unit LIHTC development.

DCHA is also seeking to issue tax-exempt bonds in Q4 2022 to facilitate the development of an affordable housing development at 402 Wilson Street in the City of Madison. This 54-unit LIHTC property is being developed by Bear Development, LLC, who hope to begin construction in October 2022.

#### **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. A revised MOU was approved by the County Board in 2021, which will provide \$10,000 to DCHA for its work closing and monitoring each loan, starting with projects funded from the 2022 County funding round. These loans are structured as soft, subordinate loans in larger affordable housing developments that are typically using LIHTC's. Three loans closed into this fund prior to 2020, and two new loans (The Ace Apartments and Limestone Ridge) closed into the fund during 2020. A total of nine new loans closed into the fund during 2021 and through August 2022, since the County has allocated more resources toward this initiative. Several more loans are anticipated to close by the end of 2022.

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.

#### **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 through 2021, we were hampered from truly assessing all capital needs due to COVID-19 limitations on physical inspections of individual units, and from 2020 through 2022, we have experienced challenges as well with obtaining contractors and materials once projects are identified. However, the following progress was made:

1. Public Housing – In 2020 a new roof and elevator were installed in 14-unit building in Stoughton, we funded numerous A/C replacements in duplex units in Stoughton and Sun Prairie as well as furnace repairs and replacements in Monona and Mazomanie, and removal of dead trees in Monona. In 2021, a new roof was installed on one of the Sun Prairie duplexes, a water heater was replaced, and extensive remodeling was performed in a unit that had damage from a burst pipe in February 2021. Additional improvements will be prioritized based on the results of the pending capital needs assessment, work in 2022 has centered on roof replacements and tree removal.
2. School Street Apartments – replacement of deteriorated wooden walkways, replacement of flooring in units to improve condition and marketability is ongoing as apartments turnover, removal of three dead trees in 2021, as well as repairs to damaged garage and garage door, and replacement of a water heater serving one of the 24-unit buildings, and new mulch in the playground area. In 2022, the development was refinanced to provide \$225,000 of equity that we are using address needed repairs; to date, we have replaced the roof on one of the 24-unit buildings and replaced deteriorated wood siding panels on both buildings. Parking lot repairs and re-striping is also planned. The additional improvements needed at this market rate property are extensive and DCHA is evaluating several options for this development, including a possible sale.
3. Bird Street Property – Replacement of the building's water heater, roof, soffit, fascia, and gutters were completed in 2021. In addition, a unit that was uninhabitable due to water damage was renovated and brought back online in Q4 2021. A refinance intended to provide funds for additional rehab has been approved. Funds will be available once bids are obtained and available to provide to our lender. Renovation of the interior hallways is one of the main projects planned.

	<ol style="list-style-type: none"> <li>4. Lothe Street Property - A refinance intended to provide funds for additional rehab has been approved. Funds will be available once bids are obtained and available to provide to our lender. Replacement of concrete stoops and repaving the parking lot are included in the renovation plans.</li> <li>5. Belleville Senior Housing – A successful application for a roof replacement grant from WHEDA’s Foundation covered roughly half the cost of a new roof at this property that was completed in 2021. A refinance of the property in the fall of 2020 allowed us to pull \$100,000 of cash out and invest that in the property’s replacement reserve, which was used to cover the remaining roof replacement costs as well as replacement of the building’s boiler and the retaining walls that lead to the entrance of the underground parking structure. The next project targeted here is repaving the drives and private streets that serve this larger senior housing neighborhood working on updating the documents that govern the property’s share of the costs.</li> <li>6. Valley View Apartments –Bids have been accepted to replace a deteriorated retaining wall at this 16-unit Section 8 property. In addition, remodeling of 1<sup>st</sup> floor common areas is targeted as a project for Q4 2022 as well.</li> <li>7. Riverview Apartments – Dead tree removal has been completed at this property in Black Earth, and bids are being obtained to replace the exterior doors and windows.</li> <li>8. Mount Horeb Apartments – In 2022, we completed a refinance pulling \$100,000 in equity to fund needed repairs, which include new roofs, replacement of a retaining wall, sidewalk and concrete replacement and repaving. All work is planned for 2022.</li> <li>9. Mazomanie Downtown Apartments – Cash flow management is in place to ensure that enough funds are accumulated in the replacement reserve to fund a roof replacement project. Goal is to complete this project in 2022 if possible.</li> <li>10. Sawmill Road Group Home – Repairs made to accessible bathroom with roll-in shower. Damage from leaks in the tile floor in bathroom lead to extensive damage to floor joints and beams beneath the tile and required extensive repairs. This work was completed in Q1 2021. In addition, repairs to the garage door opener and tuckpointing of exterior brick walls have also been completed in 2021 and additional siding repairs have been completed in Q3 2022.</li> <li>11. Entire DCHA portfolio – Successful application for tree evaluation and replacement funded by WI DNR. The tree evaluation has been completed and final reports have been prepared. The grant provides for 50 replacement trees, but unfortunately does not include funding for removal of dead or dying trees. DCHA has begun removal of dead trees at several properties (School Street Apartments, Riverview Apartments, DCHA public housing) using other funds.</li> </ol> <p><b>Violence Against Women Act (VAWA) Compliance</b></p> <p>DCHA continues to follow 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.</p> <p>In addition, as mentioned in the EHV description above, is working with Domestic Abuse Intervention Services (DAIS) for case management with several families who have an EHV. DCHA values this new partnership with DAIS.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(c) 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>(d) No comments to the plan were provided at the RAB meeting.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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. – Attached.</p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y   N   N/A  <input checked="" type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>DCHA has a 2020 Shortfall Improvement Plan that was approved by HUD on 1/21/2021, and a 2021 Shortfall Improvement Plan that was submitted to HUD on 12/10/2021, which relate to additional funds allocated to DCHA due to a shortfall in public housing reserves. We are building a public housing reserve by using these shortfall funds to cover public housing operations, which allows DCHA to use our regular operating subsidy. As of August 2022, the reserve has grown to over \$200,000.</p>

	<p>DCHA has a Recovery Action Plan that was fully executed by HUD on 7/22/2021. This plan was implemented due to the results of HUD’s review of DCHA’s 2018 financials and public housing performance and condition in the fall of 2019. As a result of this review, HUD labeled DCHA a Troubled and Insolvent Public Housing Authority and issued a Draft Financial Assessment on 12/20/2019 as a precursor to the Recovery Action Plan. The main path forward for DCHA to resolve the Troubled and Insolvent Status issues is to improve the performance of the public housing and strengthen the overall financials of the agency. DCHA still fully intends to move ahead with repositioning, but a full evaluation of the condition of the housing stock is needed to make the best decisions on this process, and that inspection was delayed due to the effects of COVID-19. A capital needs assessment of the units was conducted in July of 2021 and DCHA has begun addressing deferred maintenance, which is evidenced by a passing REAC score of 73 in January 2022. In addition, as mentioned previously, some new HUD repositioning options such as more flexible RAD Blends have been introduced since the approval in April 2020 and DCHA will evaluate the best path forward for the PHA. More work to evaluate how the existing tenant base would be affected by a change from public housing regulations to HCV rules is also needed.</p> <p>As a result of these issues, DCHA is planning to request that HUD pull its approval of the first phase of the repositioning plan to allow for a more thorough evaluation of options.</p> <p>DCHA did restructure staffing in the HCV program in 2020 as a result of HUD’s 2019 financial review and has operated that program more efficiently from 2020 through 2022.</p> <p>DCHA has also used grant funds to fully repay a pension fund liability to the Wisconsin Retirement System in Q2 2022 and has reduced the outstanding balance on its line of credit by over \$100,000 in the past two years.</p> <p>Continuing to investigate repositioning opportunities and improving cash flow for the Public Housing properties are also primary components of the Shortfall Improvement Plans for 2020 and 2021.</p>
<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	See HUD Form- 50075.2 approved by HUD on 8/24/2020.