

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.																																
A.1	<p>PHA Name: <u>Dane County Housing Authority</u> PHA Code: <u>WI214</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> 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> <p>PHA Plans are posted on the DCHA website at www.dcha.net and at the DCHA office, as well as at the offices of DCHA's public housing sites in Mazomanie and Stoughton.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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.	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>The Dane County Housing Authority (DCHA)’s mission is to promote safe, decent and affordable housing for those who participate in our programs, as well as to support efforts to expand the supply of affordable housing in Dane County.</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> <ol style="list-style-type: none"> 1. Support efforts to expand the supply of affordable housing in Dane County <ul style="list-style-type: none"> • Seek to expand DCHA’s HCV program through additional vouchers/funding • Partner with housing developers to help create more units via AHP sponsorship or tax-exempt bond issuance • Partner with Dane County on Affordable Housing Development Fund and other potential housing funding mechanisms to create affordable housing products 2. Promote self-sufficiency and economic opportunity <ul style="list-style-type: none"> • Expand Family Self Sufficiency program 3. Improve the quality of housing owned by DCHA 4. Continue to implement best practices for asset management of DCHA portfolio, including a review of DCHA’s portfolio for alignment with mission and feasibility 5. Evaluate the conversion of Public Housing to tenant-based assistance or a RAD/tenant- based assistance model and potentially exit the Public Housing program 6. Strengthen DCHA Operations <ul style="list-style-type: none"> • Review and update policies and procedures • Maintain reliable vendor relationships for corporate services such as Information Technology and Human Resources • Continue to expand and strengthen Board Committees • Continue to Improve Public Housing and Agency Financials

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

Progress Report.

DCHA's stated mission is to promote safe, decent and affordable housing for 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 2025-2029 include the following:

1. Support efforts to expand the supply of affordable housing in Dane County
 - Seek to expand DCHA's HCV program through additional vouchers/funding
 - Partner with housing developers to help create more units via AHP sponsorship or tax-exempt bond issuance
 - Partner with Dane County on Affordable Housing Development Fund and other potential housing funding mechanisms to create affordable housing products
2. Promote self-sufficiency and economic opportunity
 - Expand Family Self Sufficiency program
3. Improve the quality of housing owned by DCHA
4. Continue to implement best practices for asset management of DCHA portfolio, including a review of DCHA's portfolio for alignment with mission and feasibility
5. Evaluate the conversion of Public Housing to tenant-based assistance or a RAD/tenant-based assistance model and potentially exit the Public Housing program
6. Strengthen DCHA Operations
 - Review and update policies and procedures
 - Maintain reliable vendor relationships for corporate services such as Information Technology and Human Resources
 - Continue to expand and strengthen Board Committees
 - Improve Public Housing and Agency financials to achieve an upgrade from Financially Substandard to Standard Rating

Supply of Affordable Housing in Dane County

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 23, 2024, approximately 89 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 is pending in Q3/2023 to ensure that enough households to use this resource are identified. DCHA is working with the local Continuum of Care office, as well as its member agencies 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 are being used to help remove leasing barriers for these units by providing landlord incentives, security deposit help, etc, to assist in leasing the remaining vouchers.

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 were referred to DCHA and the CDA by the HSC. These vouchers have been fully deployed and may not be reissued to new participants in the HCV program.

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 a substantial number of EHV clients who have ported to our jurisdiction from the City of Madison.

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.

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) to facilitate more housing development in Dane County. The first property was 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 was The Waterford, which is a 49-unit senior development located in McFarland, WI, developed by Northpointe Development. DCHA has an ownership interest in both properties, which are both complete as of August 2023.

In 2022, DCHA entered into another transaction with Northpointe Development sponsoring an AHP grant application for Broadway-Monona, LLC, a 75-unit development located at 1208 E. Broadway in Monona, WI. DCHA has an ownership interest in this development, which is currently leasing new units.

In 2024, DCHA entered into MOU'S with Northpointe Development to sponsor AHP grants for two more potential developments: a 60-unit affordable development located at 1050 N. Edge Trail in Verona and an 80-unit development located at 709 Northport Drive in Madison. It is not known if these developments will be successful at obtaining the AHP grant, or other financial resources needed to move ahead with construction.

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. Both buildings are now complete.

DCHA also issued 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, and is current in lease-up.

DCHA has not issued any tax-exempt bonds to facilitate affordable housing development in 2023 or 2024 to help with the creation of more housing within Dane County, but the agency is open to doing more of this work in 2025. The issuance fees earned from the past tax-exempt bond transactions have helped stabilize the financials of the organization.

Partnership with Dane County on Affordable Housing Development Fund and Other New Housing Initiatives

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. Four loans closed into this fund prior to 2020, and two new loans closed into the fund during 2020. In total, as of July 2024, approximately 25 loans have closed into the fund, reflecting the additional resources that have been committed by Dane County.

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.

DCHA and Dane County are currently discussing an increase to the fees per loan paid to DCHA, as well as DCHA's capacity to assist the County with additional housing development initiatives including housing for recently incarcerated individuals and funding for the local chapter of Habitat for Humanity.

Addressing Deferred Maintenance in DCHA Portfolio

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 we have also experienced challenges with obtaining competitive bids, as contractors and materials have been scarce at times 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. In 2022 and 2023, we renovated a duplex that was offline for modernization and that is now fully occupied again. We have also completed paving projects at Mazomanie and Stoughton, as well as new interior flooring and common area painting at the 10 and 14-unit buildings in these locations. Ongoing replacement of appliances, water heaters, water softeners, furnaces and air conditioning units are occurring. New roofs were installed at the Mazomanie site in 2024, and new siding was installed on several of the properties in Stoughton this year as well. We have entered into a contract for new windows at the Mazomanie site and for a new roof on another duplex in Sun Prairie.

After successfully passing a HUD REAC inspection in January of 2022, DCHA's public housing recently failed a HUD NSPIRE inspection in August 2024. DCHA is addressing this failure with increased oversight of our third-party property management company and is developing plans to ensure we have the resources to ensure that deferred maintenance and needed capital

improvements are addressed and that the housing scores well and passes the next inspection, which according to HUD will likely be in August 2025.

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 garages and garage doors, replacement of a water heater (two serve each 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. 2023 work has included installing additional insulation in both buildings, replacing two additional water heaters, and repairing and re-stripping the parking lot. Current projects in 2024 have included replacing exterior doors and installing new insulation in both buildings.
3. Bird Street Property – Replacement of the building’s water heater, roof, soffit, fascia, gutters and water heater 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 used to install insulation and replace the exterior doors at this property. We have done some work to improve the interior common hallways.
4. Lothe Street Property - A refinance intended to provide funds for additional rehab has been completed. Repaving the parking lot was completed in 2023 and replacement of deteriorated concrete stoops and patios was completed in 2024. We have also renovated the kitchens of two of the twelve units and will continue to upgrade units as we experience turnover and as funds allow
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. We also received a \$50,000 grant from WHEDA’s foundation in 2022 to upgrade to more energy efficient lighting and convert the bathrooms in 10 units from tub to walk-in showers improving accessibility. A future 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. We have also applied for an additional grant from WHEDA to replace the common area flooring.
6. Valley View Apartments –In 2022 a deteriorated retaining wall was replaced at this 16-unit senior Section 8 property. In addition, remodeling of first floor common areas and replacement of the roof were completed in 2023.
7. Riverview Apartments – Dead tree removal has been completed at this 16-unit property in Black Earth, and in 2023 the doors and windows were replaced, the security/intercom system has been repaired/replaced, flooring has been replaced in the common areas and these areas have also been painted, and a water softener has been installed for the entire building. Additional 2023 improvements included adding insulation, landscaping work and upgrades to the exterior lighting. We recently received word that we have been awarded a Safety and Security Grant from our insurance company to reimburse the agency for the cost of the new windows, doors, intercom system and exterior lighting upgrades totaling over \$63,000. We plan to use the funds to replace the roof on this property.
8. Mount Horeb Apartments – In 2022, we completed a refinance pulling \$100,000 in equity to fund needed repairs, which to date have included new roofs on these two 8-unit buildings, replacement of a retaining wall, sidewalk and concrete replacement, repaving of the asphalt parking lot, a new boiler in one building, and new flooring in common area hallways as well as common area painting.
9. St. Albert the Great Apartments – This 4-unit property in Sun Prairie is financed under the same loan as Mount Horeb Apartments. Pending improvements include new windows and patio doors.
10. Mazomanie Downtown Apartments – The roof was replaced on this historic building located in downtown Mazomanie in 2022. The roof contains four sections, and this repair totaled approximately \$100,000. Work to repair deteriorated stairs was completed in 2023 and replacement of the doors in the commercial area of the building is underway in 2024. Additional masonry work on the exterior doors of the commercial space is also planned for this property.
11. 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 were made in 2022.
12. Entire DCHA portfolio – Successful application for tree evaluation funded by WI DNR. The evaluation of DCHA’s trees has been completed and final reports have been prepared. DCHA has begun removal of dead trees at several properties (School Street Apartments, Riverview Apartments, DCHA public housing) using other funds.

Repositioning of DCHA’s Public Housing

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 that were approved for disposition are located in three communities (Monona, Stoughton, and Sun Prairie), and HUD SAC concurred that disposition of the unit was in the best interests of the PHA due to the challenges of maintaining and managing these scattered site units as public housing. DCHA submitted a formal request to SAC in September 2022 to withdraw the existing approved Phase I application, which was approved by SAC on September 22, 2022.

	<p>The original 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.</p> <p>Improvements to the physical condition of the housing stock are underway; physical inspections of the public housing portfolio were conducted by an architect in July 2021 and DCHA has begun addressing issues noted in this 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 are deploying these funds to address needed improvements to the properties which will help meet several agency goals.</p> <p>As mentioned above, after successfully passing a HUD REAC inspection in January of 2022, DCHA’s public housing recently failed a HUD NSPIRE inspection in August 2024. DCHA is addressing this failure with increased oversight of our third-party property management company and is developing plans to ensure we have the resources to ensure that deferred maintenance and needed capital improvements are addressed and that the housing scores well and passes the next inspection, which according to HUD will likely be in August 2025.</p> <p>Work to improve the condition and performance of our public housing is underway at DCHA, making repositioning a longer-term objective for the agency. It is unlikely that repositioning will occur in 2025, but these improvement efforts and evaluation of the best path forward will be ongoing as we continue to improve the quality of the housing stock.</p> <p>Strengthen DCHA Operations</p> <p>Review and Update Policies and Procedures Work to ensure that our policies and procedures are up to date and reflect current regulations and practices is ongoing at the DCHA. HUD has major policy changes underway that will affect our HCV (HOTMA and NSPIRE) and Public Housing (HOTMA) programs and ensuring that our policies and practices are current will be essential in 2025 and the following years.</p> <p>Additional policy work will include planned updates to our Employee Handbook as well as reviews of our Accounting and Procurement policies.</p> <p>Maintain Reliable Vendor Relationships for Corporate Services Ensure that DCHA has adequate third-party professional resources to meet its operational needs. These services include payroll processing, human resources, legal services, information technology, supplemental fee accounting, property management, property inspection, and building contractors, etc.</p> <p>Continue to Expand and Strengthen Board Committees By statute, DCHA is limited to a 5-person Board of Commissioners. We have added non-Board members to both our Finance and Personnel Committees to bring additional support and expertise to the Agency. Continuing to recruit volunteers with experience that can help DCHA meet its mission and succeed will be beneficial to the governance of the Agency.</p> <p>Continue to Improve Public Housing and Agency Financials DCHA currently is labeled Financially Substandard, and we have submitted an Improvement Plan to HUD that outlines our plan for improvements. These improvements are centered around ensuring that our Public Housing occupancy and rent collection remain strong, deferred maintenance in our Public Housing is addressed and low maintenance materials are incorporated in repairs, the mission and feasibility of our market rate properties is reviewed, and financial oversight of agency incorporating HUD scoring metrics is monitored.</p> <p>As mentioned above, DCHA’s public housing did not pass a recent HUD NSPIRE inspection in August of 2024. DCHA has taken steps to work with our third-party property manager and a private NSPIRE inspection contractor to ensure that the physical quality of our public housing continues to improve and meets HUD standards. DCHA will be increasing oversight of the third-party property manager and the entire public housing maintenance and capital improvement process.</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>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 has added 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>

C.	Other Document and/or Certification Requirements.
C.1	<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>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.</p> <p>DCHA is proposing to amend its Statement of Significant Amendment or Modification to the 5-Year Plan and will be holding a new public hearing to vet the new Statement and will present the new definition to its Board at their February 2025 meeting after the 45-day public notice requirements and additional public hearing requirements have been met.</p> <p>New Proposed Statement:</p> <p>In accordance with HUD regulations in 24 CFR 903.7 and 24 CFR 905.300, Dane County Housing Authority has defined below the basic criteria that will be used for determining substantial deviation from its 5-Year plan; significant amendment or modification to the 5-Year and Annual Plan. Prior to implementing changes that meet such criteria, Dane County Housing Authority will submit for HUD approval, a revised Plan that meets full public process requirements including Resident Advisory Board review and consultation.</p> <p>Below are the criteria for defining “Substantial Deviation” from the 5-Year Plan and Annual Plan:</p> <ul style="list-style-type: none"> • A major change in the direction pertaining to DCHA’s mission and goals. Examples include undertaking new program activities, development strategies or financing initiatives that do not otherwise further DCHA’s stated mission and goals as articulated in the 5-Year and Annual Plan. • Changes to rent, admission policies, or organizational of the waiting list(s) in the Public Housing Program that will impact more than 25%” of applicants and/or households assisted under the program. • Changes to rent, admission policies, or organizational of the waiting list(s) in the Housing Choice Voucher Program that will impact applicants and/or households assisted under the program. • Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.
C.2	<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"/></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>
C.3	<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	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

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:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

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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.