

**BARRON COUNTY HOUSING AUTHORITY
WI245
FISCAL YEAR BEGINNING 01/2001**

Barron County Housing Authority

**ANNUAL PLAN
01/2001**

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Mission Statement of the County of Barron Housing Authority

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Executive Summary

The Barron County Housing Authority realizes that low-very low income households have great difficulty finding and maintaining adequate housing within their means and housing that accommodates their needs. The Barron County Housing Authority administers the HUD Sec 8 rental assistance program to provide assistance to these households. With the HUD Sec 8 Voucher program the Housing Authority continues to pursue a balanced housing market that is diverse both economically and geographically. The Housing Authority is sensitive to the working-poor population in its jurisdiction and will continue to strive to meet their needs in housing assistance.

Areas of special focus in housing will be promotion of rental assistance, homeownership and preserving the existing housing stock. The homeless and special needs population will also be considered in housing assistance needs. The highest priority will be on households at the very low-income level.

General housing priorities will be:

- *Affordability of housing to all consumers, especially those with severe cost burdens;*
- *Preservation of existing units;*
- *Housing for person with special needs, including support services and integration into the housing mainstream;*
- *Fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.*

HOUSING NEEDS

The Barron County Housing Authority's jurisdiction is all of Barron County, except the city limits of Rice Lake; the Rice Lake Housing Authority serves the City of Rice Lake. Barron County Housing Authority serves all rural areas including the villages of Almena, Cameron, Dallas, Haugen, Prairie Farm, Turtle Lake, the cities of Barron, Chetek, Cumberland.

Strategies:

Addressing the needs of families below 30% AMI:

The Barron County Housing Authority HUD Section 8 Tenant-based Section 8 assistance program will meet or exceed the federal requirements of targeting families at or below 30% of the AMI in our jurisdiction. The HA will continue to market the Section 8 program through the various local agencies such as Department of Health & Human Services, Child's Service's Society, Office on Aging, and Head Start and WestCAP.

At least annually the Housing Authority will review Payment Standards, to ensure that participants are not experiencing rent burden.

In addition the HA will continue to review the working families to ensure that they are not having hardship circumstances in maintaining affordable housing.

In order to promote the Section 8 program to maintain and increase lease-ups of applicants the HA will continue to effectively screen applicants in drug and criminal activity through our local jurisdiction public access and by way of the internet. With a more effective screening the HA hopes to increase landlords acceptance of the program.

Addressing the needs of Elderly families and families with disabilities:

The Housing Authority will continue to monitor the vacancy rate of elderly housing in it's jurisdiction, along with the affordability of housing, ensuring that housing needs are being met at rates that do not produce rent burden.

In order to keep the needs of the elderly in the forefront the HA will continue to work with other agencies such as the Office on Aging, along with marketing the Section 8 program in the Senior Review.

Families with disabilities will be affirmatively marketed through local agencies that assist families with disabilities.

Elderly families and families with disabilities will be put on the waiting list by date and time of application. This is the normal procedure of all applicants.

Households of various races and ethnic groups residing the jurisdiction:

The HA's jurisdiction has not, in the past, had a diverse population, however, will continue to be aware of the needs of minorities. Such as being aware of the need for migrant housing in the county.

Fair housing:

Fair Housing will continue to be of extreme importance to the Housing Authority. The HA will promote and educate fair housing in its jurisdiction with displays at all community libraries.

Addressing additional housing needs of Barron County:

Additionally the County Of Barron applied for a FY2000 CDBG program with a total budget of \$750,000. The grant was awarded in March of 2001 in the amount of \$353,206. Only Phase I was awarded. CDBG program component activities are Owner Occupied Rehabilitation , providing LMI homeowners with a no interest, deferred loans for essential home repairs. Rental Rehabilitation , providing landlords deferred loan payments to make improvements on rental units. The loans will be repaid at an interest rate of 4%. Homestead Opportunity, to assist LMI rental households in purchasing a home. This contract will be for 18 months. If the County of Barron is awarded this grant the Housing Authority would administer the program for the county. The Housing Authority currently administers the CDBG Revolving Loan program for owner occupied no interest, deferred loans for essential repairs ensuring to maintain the existing housing stock of the county.

FINANCIAL RESOURCES

Sources:

The Annual Contributions Contract for the HUD Section 8 tenant-based programs is \$430,689.00 for the Certificate program and \$123,828.00 for the Voucher program. These funds will be used for Housing Assistance Payments on behalf of participants in subsidizing their rent and administrative fees to administer the program(s). The ACC will also pay the audit fees of the program.

The WHEDA Section 8 New Construction resources include \$129,665 in rent revenues which is used for capital improvements and \$204,727 in Housing Assistance Payments which is used for project operations.

The County of Barron has a Community Development Block Grant (CDBG) – Revolving Loan (RVL) program. The Housing Authority administers this program for the county. October 2000, the RVL program revenues were \$140,872.00. This money will be completely disbursed to owner-occupied households of very low, low and moderate incomes to rehabilitate the existing housing stock in the County of Barron. The Housing Authority receives an administrative fee for administering the CDBG program.

Policies governing eligibility, selection and admissions:

The Barron County Housing Authority’s Section 8 Administrative Plan covers the eligibility and selection of applicants and participants. Refer to Table of Contents. The HA is not required to have a deconcentration policy.

Rent Determination:

The HA’s minimum rent policy is set at \$25.00. The Payment Standard policy for the Voucher program is 110% of Fair Market Rent. The payment standard will be reviewed annually to ensure that it does not create rent burdens.

Operations and Management: N/A to Sec 8 PHAs.

Grievance Procedures:

The Housing Authority has set into place a Tenant Appeal policy, where the tenant may request to appeal a decision made by the Housing Specialist, first with a meeting at the local housing authority office with the Housing Administrator. If further appeal is required the tenant may request to be on the agenda at the next Housing Authority Board of Commissioners monthly meeting. The Board of Commissioners has five days after the monthly meeting to answer the appeal.

Capital Improvements: N/A for Sec 8 PHAs

Demolition and Disposition: N/A for Sec 8 PHAs

Designation of Public Housing: N/A for Sec 8 PHAs

Conversion of Public Housing: N/A for Sec 8 PHAs

Homeownership:

The County of Barron has applied for a Homestead Opportunity Program as a component of the CDBG application. The Housing Authority will administer this program for the county.

Safety and Crime Prevention: N/A for Sec 8 PHAs

Community Service and Self-Sufficiency: N/A for Sec 8 PHAs

Ownership of pets in Public Housing: N/A for Sec 8 PHAs

Civil Rights Certification:

Audit:

The most recent fiscal year audit is on file. There were no findings in the audit report.

Asset Management: N/A

Resident Advisory Board:

In accordance with regulations the Housing Authority informed all Participants of the Sec 8 program of the Resident Advisory Board. In a direct mailing which solicited them to be on the Resident Board. We received one response expressing interest in being on the Resident Board. The HA has a board of one member.

There were no recommendations made by the Resident Advisory Board.

