

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Middleton Housing Authority

PHA Number: WI156

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

PHA Plan Contact Information:

Name: Carolyn A. Parham

Phone: 608 224-3636 ext. 23

TDD:

Email (if available): CParham@dcha.net

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2002
 [24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Attachment __: Capital Fund Program Annual Statement N/A	
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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. X Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply

- with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- X Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):
 DCHA currently administers a down payment assistance and homeowner education program through the County CDBG programs. We already have the relevant experience and contacts to run a successful program. We are looking to enlarge the program in order to implement S8 Homeownership. Some of the agencies already interested in working with us is Movin-Out (an agency that assists disabled person(s) with homeownership and Rural Development.

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
 0
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (Select all that apply)
 The PHA changed portions of the PHA Plan in response to comments
 A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment __A__.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Dane County, Wisconsin

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (List such initiatives below)

Other: (list below) Increase home ownership; Homebuyer education, Increase rental housing

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

-Meets periodically with DCHA to discuss and public improvements and resident initiatives; provide input into the Annual Plan; Resource for Strategic Plan currently being undertaken

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Any actions, decisions, or policies recommended by MIHA that substantially changes its mission, goals, and objectives, stated in the 5-year plan will be brought before the public by a public hearing prior to final approval of Board of Commissioners and implementation by staff. Any changes by such actions or policies which may conflict or perceive to conflict with HUD rules and regulations will be subject to HUD's review and/or prior to public input, Board of Commissioners approval, and implementation by Middleton Housing Authority.

B. Significant Amendment or Modification to the Annual Plan:

Any actions, decisions, or policies recommended by Middleton Housing Authority that significantly change the current goals, objectives, and resources, in the annual plan will be subject to HUD's review/approval if these modifications perceive to conflict with HUD regulations. Additionally, any modification having significant impact on the residents and participants of our programs will be brought before the public prior to final approval and implementation.

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> Check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> Check if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
N/A	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> Check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (List individually; use as many lines as necessary)	(Specify as needed)

Required Attachment A: Resident Member on the PHA Governing Board

1. X Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Kevin Ayers (PH Resident) Dane County Housing Authority/Middleton Housing Authority Board

B. How was the resident board member selected: (select one)?

Elected

X Appointed

C. The term of appointment is (include the date term expires): 04/18/06

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment B: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Robert Anderson
Michelle Bozeman
Nancy Clapper
James Gallagher
Michelle Millette
Rachel Parduhn
Soun Phin
Tamara Schneider
Twanda Stewart
Kathryn Hanover
Carol Baskin

**RESIDENT ADVISORY BOARD
SECTION 8 PARTICIPANTS
COMMENTS/RESPONSES**

Ensure that the County will always have sufficient funding for the Section 8 and make sure landlords that currently participate will always accept Section 8.

RESPONSE: Section 8 funding is dependent on the federal government, but there is enough support of our elected officials to protect and fight for dollars needed for Section 8 and other affordable housing programs. It is important that beneficiaries of housing programs voice their concerns to their elected officials on a local, state, and national level. The Section 8 program is voluntary for landlords we will market and administer the program in a manner that appeals to landlords so that they will either continue their participation or become a landlord that accepts Section 8. It is also important that S8 participants become good advocates of the program by being good tenants. This *is an* important issue for landlords.

The information DCHA should share with perspective landlords is clients who pay rent on time and are good tenants who abide by the rules.

RESPONSE: Because DCHA is not the landlord we cannot act as a tenant reference, that information should be obtained from current or past landlords.

The only information that DCHA should share with a perspective landlord about a tenant is what the tenant wants the landlord to know.

RESPONSE: Information DCHA shares with a landlord is whether or not that person is a Section 8 Voucher holder and will confirm who past landlords were for that person while participating on the Section 8 program.

Financial capacity and previous housing upkeep information from any past situations should be shared with a perspective landlord.

RESPONSE: A participant's capacity to pay *their* share of rent is determined by the housing authority and the tenant rent portion can/is shared with a perspective owner. Perspective owners should find out unit condition during their reference checks.

There is a need to build trust of landlords, the concept of accountability, and consequences for one's actions as recipients. Rent history and any criminal activity should be shared with a perspective landlord.

RESPONSE: Rent history should be gotten from the former landlord as DCHA does not collect rents and cannot attest to timeliness of payments or delinquencies. As for sharing criminal activity from the housing authority to a perspective landlord, there may be a confidentiality issue.

DCHA minimum rent should be increased to \$50.00.

RESPONSE: DCHA adopted the \$25.00 minimum rent policy to help

minimize the financial hardship of many of the families on our program. \$50.00 could be a hardship for some families.

DCHA should decrease the minimum rent to \$0. If you have no income how can you pay rent?

RESPONSE: HUD requires minimum income. \$25.00 is the minimum amount that can be charged.

The five preferences (involuntary displacement, victims of domestic abuse, substandard housing, homelessness, and high rent burden) should suffice in number, especially if their definitions do not fluctuate in practice.

RESPONSE: We feel the definitions are clear and consistently applied.

The admission preferences are not sufficient. Emergency medical reasons for losing one's home/apartment should be under "involuntary displacement" and "homelessness" should include people who are being temporarily sheltered by family or friends.

RESPONSE: DCHA choose to maintain the federal preferences as their local preference as we feel they reflect the housing problems in our community. Unfortunately, they do not cover every situation that may occur in one's life we feel they accurately reflect the neediest groups needing affordable housing in Dane County.

Criminal background screening should not be a part of eligibility, selection, and admissions because housing has nothing to do with criminals and they need a house too.

RESPONSE: Criminal background screening is a method to help ensure the safety of other residents, the neighborhood, and the community.

Criminal background screening could prove to be a bit nefarious considering the potential/possible variability of those who would make and/or pass judgments.

RESPONSE: The criteria used for screening would be consistently applied to all and not left up to individual judgment.

Criminal background screening should be done for all currently receiving Section 8, applying, or re-qualifying then we would be more portable.

RESPONSE: DCHA's requirements differ from the City's. To date there has not been any effort to make them consistent. This may change in the near future.

DCHA should set a higher payment standard.

RESPONSE: DCHA has set their payment standard at 110% of the Fair Market Rent, which has greatly assisted in the affordability of rents for our participants.

If DCHA has already determined what they will do under their mission statement and 5-year plan how can I disagree? :

RESPONSE: Participant input can impact what the HA (housing authority) plans to do. Our plans are not written in stone.

Research to look for other program opportunities = money

RESPONSE: It often takes time and money to do research, but in order to determine the feasibility of some projects it is an investment that has to be made.

To list goals/aims is admirable; to bring them to fruition takes more than research and redefinition

RESPONSE: Correct. However, there has to be a starting point, which begins with a plan. A plan needs to set goals and objectives. After which an action plan needs to be developed and implemented to fulfill the goals and objectives.

Enable or bring about affordable housing for families/individuals whose income is low (not necessarily through their own fault.

RESPONSE: DCHA provides housing and/or housing subsidy to very low to extremely low-income families. The reason for being a low-income family is not a determining factor in qualifying for housing assistance.

Section 8 Homeownership - relative to a family/individual's needs, a house could well enable a more productive capacity of existence.

RESPONSE: Our goal is to make homeownership a reality for some families who might not have such an opportunity without assistance.

Would be interested in a Section 8 Homeownership program, but don't know how I would pay taxes, handle maintenance, and repair problem expenses.

RESPONSE: Section 8 homeownership will help perhaps a very small number of S8 voucher holders in Dane County. The family may use their voucher to help subsidize the mortgage but must initially be able to qualify from a home loan on their own. Taxes and repairs would be the sole responsibility of the family. Housing costs in Dane County is one of the

biggest deterrents for this program. However, each year there are families who successfully leave the S8 program. Homeownership may be an option for these families with the assistance of the voucher and various down payment assistance programs that are available.

To further affordable housing DCHA should work toward diminishing the “instant gratification” syndrome –greed, and try to curb “progress” which often involves tearing down adequate housing with livable character in order to put up some kind of “tract mansion” or some developers “insignia” complex or plinky boxes

RESPONSE: Agreed. Also, make your concerns known to your community leaders when development projects are being proposed.

Enlist HUD’s help to end blatant discrimination in Madison/Dane County area. Change fair housing act to include Section 8 as a category that must not be discriminated against.

RESPONSE: HUD is available to investigate incidents of discrimination. If you feel you’ve been discriminated against and want to report it to HUD, forms are available from the housing authority for you to submit your complaint. The battle is ongoing in Madison/Dane County to make Section 8 a protective class. It is coming up before the City Council again and will probably be introduced by the Dane County Board again. It was defeated previously. Contact your alderperson and/or county supervisor to let them know your concerns, and by all means testify at the public hearings.

Why not create and implement a landlord participation program before 12/31/04 per the 5-year plan.

RESPONSE: Such a program was and is intended to be in place no later than 12/31/04. A joint city-county S8 landlord committee has been formed to increase landlord participation in the Section 8 program. Meetings are usually held the fourth Wednesday of each month at 11:45 a.m.

More assistance is needed in finding actual apartments that accept Section 8. A listing of places with elevators or no stairs would be helpful. Need to consider paving the way for recipients by actually talking to prospective landlords who have advertised current or anticipated vacancies (until S8 is more accepted)

RESPONSE: DCHA prepares a monthly list of owners who will accept Section 8. The list includes whether or not a unit is accessible. I do agree that we could use more listings. Several times a year we send notices to owners inviting them to list their vacant units with us. DCHA **does not**

have available staff to contact owners that are advertising; however the newly formed joint city-county S8 landlord committee has talked about doing this.

Do not adopt rent policies that would penalize those who are disabled and cannot work.

RESPONSE: The intent is not to harm anyone. Rent policies that support and encourage work are policies that do not penalize families for working. The rent policies we have adopted do not penalize those unable to work.

DCHA can further affordable housing by emphasizing to owners that they can use their own screening standards and “take-one take-all” no longer exists. Educate regarding discrimination. Canvass landlords as if looking for an apartment and ask if they take S8, if they no, try to find out why. Develop incentive and protection against damages for landlords. Consider developing a grading system for recipients to further assure landlords and to encourage accountability from recipients and to help break up the “boycott: against all because of a few. Meet with advocates that are fighting the fight for the disabled and low-income. Have mid-year meeting to discuss steps being taken toward meeting goals.

RESPONSE: DCHA does and will continue to owners to employ their own screening methods but to do so CONSISTENLY and across the board. We have also at every opportunity (often with written documentation) let them know take-on take-all does not exist. DCHA works cooperatively with the Fair Housing Council to help educate landlords about discrimination. DCHA does not have the staff capacity to do landlord canvassing. I do not foresee housing authorities being able to provide an owner protection against damages. There are no funds available to do this. I believe a grading system would be deemed discriminatory. Meeting with advocates and having mid-year meetings is something that we can start planning to do.

