

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: -Procurement Policy -Violence Against Women Act Policy -Waiting List Preference for Section 8 Voucher Program</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. - Administrative Office of the Kaukauna Housing Authority at 125 W. 10th St., Kaukauna, WI 54130</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The waiting list in the Section 8 Housing Choice Voucher Program continues to remain at about 2 years in length. The funds received cannot serve the number of requests. The demographic statistic report for Kaukauna Housing Authority shows 114 head of households which is about an increase of 10% over the prior year. Of these head of households, 101 are non-minority and 13 minorities with 9 being black, 2 Asian/Pacific Islander, and 2 Hispanic. The number of family members younger than 18 years is 149 and the number of families with children is 79. Disabled heads of household count is 2, but family count increases the number to 39. Female head of households number 97 and males are 17. Average income is \$10,000. With these statistics the number 1 issue is lack of funding. Rental availability at HUD's fair market rates is good for all unit sizes except five and over.</p> <p>With the economy not being robust and unemployment high, the demand for rental assistance continues to grow. Efforts are made to refer applicants to available short term solutions, such as, emergency shelters and emergency rental assistance. Through the Neighborhood Stabilization Grants received by different agency, there has been help with foreclosures. More vouchers funding is needed.</p> <p>The waiting list for the public housing units for the elderly and disabled is small. The statistic report has currently 10 with 5 being 62 yrs. or over on the waiting list. The majority is female and 4 are disabled. All are non-minority. Average income is \$6,897/</p> <p>There are a number of options available for the low-income, elderly, individuals in the community. Private sector projects have been built in the past few years with tax credits. As a result, there are more choices at affordable prices. Our project was built in 1969 with specified size units, which in today's market is not always attractive. By providing extra services and great customer services the drawbacks mentioned above are greatly lessen. The demographic of those on the waiting list shows that the elderly are coming but at an older age (a number over 90 years of age) then 5 years ago. Plus, the number of disabled individuals has increased over the past ten years.</p> <p>As mentioned in the five-year goals, increase marketing, renovating and consolidating smaller apartments are the steps taken to meet the needs of the population in our community.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The strategy for addressing the housing needs in our jurisdiction have been mentioned in item 9.0 above. Briefly, it is to increase funding and marketing, and renovate apartment units as feasible.</p>

1 0 .0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>A major goal for Kaukauna Housing Authority is to increase it vacancy rate to 0%. Over the past three years occupancy was dropping under 87 at times. Steps taken to alleviate decreases in occupancy was accomplished by increasing marketing efforts and consolidating small efficiency apartments. For the first time in four years the Housing Authority is at 100% of its rental units at this time, however, the waiting list is neither long nor stable. There a number of options in the surrounding area for tenants to place their names on a waiting list, therefore, continued efforts need to be taken to update apartments and continue to market them.</p> <p>Another major area that Kaukauna Housing Authority is reaching its goal is in conservation initiatives. Lighting in the building is being replaced with more energy conservative bulbs and ballast, and LED fixtures were installed on outside carports. A water conditioner is being tested on a trial basis instead of a water softener. This saves backwash water and salt usage.</p> <p>Other steps include updating its policies. For instance, the Procurement Policy was revised to comply with the ARRA Grant requirements. The Violence Against Women Act Policy was developed and approved for the Kaukauna Housing Authority. A report on the activities regarding the Act is provided as an attachment.</p> <p>Promoting affordable housing has been an area of continue support and effort by staff participating in the local Fox Cities Housing Coalition Organization. Involvement in the Coalition is a good resource and advocacy for affordable housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <ol style="list-style-type: none"> 1. Changes to rent or admissions policies or organization of the waiting list : Kaukauna Housing Authority will not be subject to public comment for policy changes for items that need to be added or changed due to HUD’s regulation changes or those that are insufficient in nature . For example, the EIV policy added to the Admissions and Continued Occupancy Policy for Public Housing or the Administrative Plan for Section 8 Housing Choice Voucher Program. 2. Addition of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan): Significant amendment or substantial deviation is the addition of non-emergency work items over \$30,000 not identified in the current Annual Statement of the Five Year Action Plan. 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities: Demolition or disposition, designation home ownership programs or conversion activities not on the current Annual Statement or Five Year Action Plan are subject to public hearings and public comments.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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THE HOUSING AUTHORITY

Of The City of Kaukauna
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TDD-800-545-1833 EXT. 316

May 27, 2010

John Finger, Coordinator
Wisconsin Public Housing
Program Center

Dear Mr. Finger,

This letter serves as an attachment to the Five Year and Annual Public Housing Agency Plan for Kaukauna Housing Authority. According to your letter dated May 25, 2010, there were additional submissions required for our plan to be in compliance. A revised template of the plan as version 2 is being transmitted which respond to deficiencies 1 and 2. Deficiencies 3 and 4 are reported on below.

Deficiency 3 - Annual Report on Violence Against Women Act (VAWA)

There were no incidents to report on in either of our programs, Public Housing or Section 8 regarding domestic violence. However, the following are areas that promote awareness and education for both staff and participants of our agency.

1. Activities, services, or programs offered by an agency to child or adult victims of domestic violence:

Kaukauna Housing Authority is a member agency of the local Fox Cities Housing Coalition. Members of the Coalition are Domestic Abuse Care Agencies. Monthly meetings are held and information is shared by those agencies on their programs. This information is helpful to keep staff at Kaukauna Housing Authority aware of the issues and services regarding domestic abuse on the local level. In turn, we are better able to be of assistance to the need of those affected by domestic violence.

2. Activities, services, or programs offered that helps child or adult victims of domestic violence:

Another agency that Kaukauna Housing Authority is a member of is the Fox Cities Community Council. The organization is made up of local non-profits, governmental, and for-profit agencies who share information on seminars and classes that are valuable sources. Again, the Domestic Abuse Programs are well represented on the Council and make their resources available. The Council meets six times a year, but the Fox Cities United Way acts as a clearing house of weekly notices of events by e-mail to all the member agencies. There have been opportunities for education on domestic violence that we have shared with our participants.

p. 2, Kaukauna Housing Auth. Five Year/Annual Plan

3. Activities, services, or programs provided or offered to prevent domestic violence:

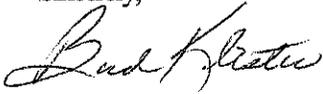
Most of the resources that Kaukauna Housing Authority has on domestic violence are mentioned above besides what is provided through HUD. Our agency makes participants aware of the issue by having pamphlets available our lobby and office areas. Clients are informed of our Violence Against Women Act Policy.

Deficiency 4 – Residency Advisory Board

The Residency Advisory Group had no comment on the Five Year/Annual Plan

Should there be any other information required please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Bud Klister".

Bud Klister, Exective Director