

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Eau Claire County Housing Authority</u> PHA Code: <u>WI193</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>16</u> Number of HCV units: <u>221</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs 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>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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: The mission of the Eau Claire County Housing Authority is to help provide safe, sanitary, and accessible dwelling accommodations for people of low and moderate income at rents and prices they can afford, and to help arrange the clearance, replanning, and reconstruction of areas in which unsanitary or unsafe housing conditions exist.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PROGRESS IN MEETING GOALS AND OBJECTIVES IN PREVIOUS 5-YEAR PLAN: 1. Expand the supply of assisted housing. a. Apply for additional rental vouchers if available. Progress-Additional incremental vouchers have not been made available by HUD b. Reduce public housing vacancies by increasing intensive counseling in areas of tenant responsibilities, program requirements and expectations, and family goal-setting to reduce unit turnovers. Progress-Intensive counseling has been increased, but unit turnover remains a problem, especially in light of the economy and the inability of public housing residents to obtain and maintain sufficient steady employment to enable them to become self-sufficient and overcome credit issues. c. Leverage private or other public funds to create additional housing opportunities 1) Finish conversion of former Fairchild Health Care Center into low-income elderly apartments Progress-Fairchild Senior Living – Eleven 2-bedroom apartments and common areas completed and leased in 2005.																										

- 2) Secure additional State Housing Cost Reduction Initiative (HCRI), Housing Organization Development Assistance (HODAP) and/or Community Development Block Grant (CDBG) funds for security deposits, short-term rental assistance, and down payment/closing cost assistance

Progress-2005 HODAP Program-security deposits & short-term rental assistance (program since discontinued) & 2006/2008 HCRI Program-down payment/closing cost assistance.

- d. Acquire or build units or developments:

Use public housing sales proceeds to redevelop at least one FSS public housing unit and/or one FreshStart homeownership project per year.

Progress-Five FreshStart homes constructed, previously sold public housing unit reacquired through foreclosure, and public housing unit acquired & rebuilt following total loss due to fire.

2. Improve the quality of assisted housing

- a. Improve public housing management: (PHAS score) - 2004 score 97 of 100

Progress-Most recent score 2006 was 95 of 100 (-3 physical & -2 financial).

- b. Increase customer satisfaction - Continue to address resident areas of concern expressed through HUD resident surveys

Progress-Most recent score 2006 was 10 of 10; HUD resident surveys since discontinued.

- c. Concentrate on efforts to improve specific management functions - Conversion to HUD-imposed public housing asset management system per requirements, if feasible.

Progress-Asset management not required and determined not financially feasible.

- d. Renovate or modernize public housing units - Capital renovations and modernization to public housing units as needed.

Progress-Capital Funds utilized as needed and available annually; Physical Needs Assessment completed & ARRA CFP stimulus funds used for priority major repairs/improvements.

- e. Provide replacement public housing.

Progress-See 1. d. above.

3. Increase assisted housing choices

- a. Provide voucher mobility counseling.

Progress-Conducted on an annual basis during initial and reexamination briefings.

- b. Conduct outreach efforts to potential voucher landlords - Inform and update currently participating and potential landlords about the Housing Choice Voucher Program and its benefits, including Housing Authority participant screening.

Progress-Conducted mailing to landlords; participating landlord list continually maintained & updated.

- c. Implement public housing or other homeownership programs.

- 1) Use additional State HCRI, HODAP and/or CDBG funds for down payment and closing cost loans.

Progress-See 1. c. 2) above.

- 2) Provide assistance to FSS public housing residents to increase sale of public housing units to their occupants.

Progress-Two budgeting & a homeownership workshop, as well as one-on-one Housing Authority-provided counseling is required for all FSS participants.

- d. Annually review payment standards, minimum rents, utility allowances, rent reasonableness, and other standards to ensure Housing Choice Voucher Program assistance to the greatest number of families possible within HUD Budget Authority.

Progress-All reviewed and adjusted annually; 2005-minimum rents increased \$25 to \$50; lease-up ability reviewed monthly to comply with budgetary constraints.

4. Promote self-sufficiency and asset development of assisted households

a. Increase the number and percentage of employed persons in assisted families - Provide preference for assistance to working families.

Progress-Not implemented due to HUD FHEO regulations.

b. Provide or attract supportive services to improve assistance recipients' employability - Increase number of supportive service agencies utilized by FSS program participants; enlist local businesses to employ qualified FSS participants.

Progress-Job Center supportive services/workshops increased; have not pursued FSS participant employment by local businesses.

c. Provide or attract supportive services to increase independence for the elderly or families with disabilities: Enlist supportive service agencies for occupants of Fairchild Senior Living (FSL) after development.

Progress-Commitments from 15 supportive service agencies for elderly/disabled FSL residents.

d. Continue financial management and homeownership workshops for program participants.

Provide homeownership counseling to HCRI, HODAP and down payment/closing cost loan recipients and on a contractual basis to lower income households securing mortgage financing through conventional financial institutions.

Progress-Two-part financial management & homeownership workshops conducted at least annually; one-on-one counseling provided to 33 HODAP/HCRI-funded and 12 DownPaymentPlus buyers.

5. Ensure equal opportunity and affirmatively further fair housing

a. Undertake affirmative measures to ensure access to assisted housing regardless of race, age, color, religion, national origin, sex, familial status, and disability:

Promote fair housing and process complaints in accordance with the Eau Claire County Fair Housing Ordinance.

Progress-No complaint processing necessary.

b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, age, color, religion national origin, sex, familial status, and disability:

Continue affirmative outreach and preference measures to promote housing assistance to persons of protected classes.

Conduct annual Fair Housing Week activities, including a poster and essay contest, public information advertisements, and outreach to financial institutions, realtors and landlords.

Progress- Annual County Fair Housing Week proclaimed; activities include a poster & essay contest, displays, advertisements and letters to realtors, landlords & financial institutions.

c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Provide exceptions to established occupancy standards for persons with disabilities as needed.

Progress-Several exceptions granted as warranted.

6. Continue outreach, administrative, preventative, and monitoring measures to ensure:

a. Housing assistance and services to the maximum number of lower income beneficiaries possible within PHA resources.

Progress-Public housing units made ready as soon as possible & as major repair funds/time allow; Voucher lease-up ability reviewed monthly to comply with budgetary constraints.

b. Housing assistance and services to lower income residents as indicated by Census data and needs and marketing studies.

Progress-Assistance & services available have been greatly constrained due to insufficient funding; no new program monies available to increase availability of affordable housing or rental assistance.

c. Housing assistance and services to program participants of a quality that warrants and results in achievement of high performer SEMAP and PHAS scores.

Progress-Maintained High Performer status under SEMAP and PHAS scores.

2010-2014 GOALS AND OBJECTIVES:

1. Expand the supply of assisted housing.
 - a. Apply for additional rental vouchers if available.
 - b. Reduce public housing vacancies by increasing intensive counseling in areas of tenant responsibilities, program requirements and expectations, and family goal-setting to reduce unit turnovers.
Introduce trial peer mentoring/support program.
Involve children in workshops to introduce them to housekeeping and other tenant responsibilities.
 - c. Leverage private or other public funds to create additional housing opportunities.
Secure additional State Housing Cost Reduction Initiative (HCRI), Housing Organization Development Assistance (HODAP) and/or Community Development Block Grant (CDBG) funds for security deposits, short-term rental assistance, and down payment/closing cost assistance
 - d. Acquire or build units or developments:
Use public housing sales proceeds to redevelop at least one FSS public housing unit and/or one FreshStart homeownership project per year.
2. Improve the quality of assisted housing
 - a. Improve public housing management: (PHAS score) - 2006 score 95 of 100
 - b. Increase customer satisfaction - Address resident areas of concern as they arise.
 - c. Concentrate on efforts to improve specific management functions.
 - d. Renovate or modernize public housing units - Capital renovations and modernization to public housing units as needed.
3. Increase assisted housing choices
 - a. Provide voucher mobility counseling.
 - b. Conduct outreach efforts to potential voucher landlords - Inform and update currently participating and potential landlords about the Housing Choice Voucher Program and its benefits, including Housing Authority participant screening.
Advertise in rental section of newspaper to attract small landlords for Voucher Program participation.
 - c. Implement public housing or other homeownership programs.
 - 1) Use additional State HCRI, HODAP and/or CDBG funds for down payment and closing cost loans.
 - 2) Provide assistance to FSS public housing residents to increase sale of public housing units to their occupants.
 - d. Annually review payment standards, minimum rents, utility allowances, rent reasonableness, and other standards to ensure Housing Choice Voucher Program assistance to the greatest number of families possible within HUD Budget Authority.
4. Promote self-sufficiency and asset development of assisted households
 - a. Increase the number and percentage of employed persons in assisted families.
Provide or attract supportive services to improve assistance recipients' employability.

	<p>b. Continue financial management and homeownership workshops for program participants. Provide homeownership counseling to HCRI, HODAP and down payment/closing cost loan recipients and on a contractual basis to lower income households securing mortgage financing through conventional financial institutions.</p> <p>5. Ensure equal opportunity and affirmatively further fair housing</p> <p>a. Undertake affirmative measures to ensure access to assisted housing regardless of race, age, color, religion, national origin, sex, familial status, and disability: Promote fair housing and process complaints in accordance with the Eau Claire County Fair Housing Ordinance.</p> <p>b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, age, color, religion national origin, sex, familial status, and disability: Continue affirmative outreach and preference measures to promote housing assistance to persons of protected classes. Conduct annual Fair Housing Week activities, including a poster and essay contest, public information advertisements, and outreach to financial institutions, realtors and landlords.</p> <p>c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Provide exceptions to established occupancy standards for persons with disabilities as needed.</p> <p>6. Continue outreach, administrative, preventative, and monitoring measures to ensure:</p> <p>a. Housing assistance and services to the maximum number of lower income beneficiaries possible within PHA resources.</p> <p>b. Housing assistance and services to lower income residents as indicated by Census data and needs and marketing studies.</p> <p>c. Housing assistance and services to program participants of a quality that warrants and results in achievement of high performer SEMAP and PHAS scores.</p>
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:</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.</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).</p> <p><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>
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>10.0</p>	<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>See Section 5.2 above.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation from the 5-Year Plan:</p> <p>(a) Additions of large capital improvement items or change in use of replacement reserve funds under the Capital Fund Program</p> <p>(b) Changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities</p> <p>Significant Amendment or Modification to the Annual Plan:</p> <p>(a) Changes to rent or admissions policies or organization of the waiting list</p> <p>(b) Additions of capital improvement items under the Capital Fund Program</p>
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<p>11.0</p>	<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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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Eau Claire County Housing Authority (WI193)
2010-2014 Agency Plans
Violence Against Women Act (VAWA)

- I. Activities, services, or programs provided or offered, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking

Referrals are made to Bolton Refuge House, Eau Claire's only shelter for battered women and their children, and preference is given to persons referred to the HA by Bolton Refuge House.

- II. Activities, services or programs provided or offered that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, or obtain or maintain housing

The HA has allowed Public Housing and Housing Choice Voucher Program admission to persons who are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, upon receipt of certification/documentation, provided that such person was otherwise qualified for such admission. One public housing resident was admitted and later allowed continued occupancy under VAWA Act provisions following separate domestic violence incidents. One Voucher Program participant was allowed to break her lease and move with her voucher following a domestic incident with her husband, and another was allowed to continue on the program following a domestic incident with her boy friend.

- III. Activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

In 2008, the HA held a workshop on "Identifying Characteristics of Offenders & Victims and/or Potential Offenders".