

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income 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.</p> <p>The Janesville CDA has identified the following goals and objectives for the next five years:</p> <ol style="list-style-type: none"> 1. Expand the supply of assisted housing by applying for additional rental vouchers (if they become available). 2. Maintain quality program administration as demonstrated by obtaining SEMAP ratings of a High performer. 3. Ensure equal opportunity and affirmatively further fair housing. 4. Continually evaluate and implement program changes to improve administrative efficiency and reduce administrative costs, as necessary, to ensure continued program administration. 5. Explore the feasibility of implementing a homeless preference. 6. Maintain the quality of assisted units (maintain a high first time pass rate of annual housing quality standard inspections while transitioning to a biennial inspection schedule). 7. Improve the quality of assisted units (work with other programs to encourage rental rehabilitation and lead hazard reduction loans/grants of currently assisted units and those which will be made into affordable housing units). 8. Improve the quality of assisted units (provide tenant and landlord education/training). 9. Implement a Family Self Sufficiency Program (if funding and resources allow). 10. Explore and implement a Homeownership Program (if funding and resources allow). <p>During the 2010-2014 time period, the Janesville PHA was able to make the following progress towards goals identified in the previous 5-Year Plan:</p> <ol style="list-style-type: none"> 1. The Janesville CDA was not able to expand the supply of assisted housing by applying for additional vouchers because additional vouchers did not become available. However, the CDA did approve changes in our administrative policies and procedures manual, including increases to minimum rent requirements and tightening occupancy standards, with a goal of assisting a higher number of families with available funding. 2. The Janesville PHA was able to improve voucher management as measured through the Section 8 Management Assessment Program, resulting in an average score of 90, over the 2010-2013 program years (2014 not yet available). 3. The Janesville PHA has improved the quality of assisted units by increasing the first time pass rate of the annual housing quality standards inspection (HQS). In 2009, the first time pass rate was 41%. The rate has improved over time, and in 2013, this rate had reached a 72% pass rate. 4. With other State and Federal funding, the City of Janesville was able to improve the quality of assisted units by providing rehabilitation and lead hazard reduction loans to improve rental properties, including those rented to HCV tenants. During the 2010-2013 time period, approximately 103 rental units were improved. 5. The Janesville PHA has undertaken a variety of landlord training/education initiatives, including sponsoring certificate programs, lunch and learn opportunities, and periodic newsletters to: improve the quality of assisted housing, increase the number of landlords participating in the housing choice voucher program and expand landlord knowledge of fair housing. 6. The Janesville PHA continually works to affirmatively further fair housing through the distribution of information, posting of policy, provision of training and response to complaints. 7. The Janesville PHA has explored the feasibility of implementing a Section 8 Homeownership Program; however, we have been unable to implement this program due to limited staffing resources.
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>The following Administrative Plan Elements were revised since the last Annual Plan submission (Rev. 11/20/13): definitions, occupancy/subsidy standards, minimum rent, and the Violence Against Women's Act. These changes were made as a result of reductions in Rent Assistance funding for housing payments and ongoing shortfalls in administrative funding, as well as to incorporate revised housing protections for victims of domestic violence, dating violence, sexual assault or stalking in response to the Violence Against Women Reauthorization Act of 2013.</p> <p>The Janesville CDA ensures that the HCV Program is open to all eligible individuals regardless of sexual orientation, gender identity or marital status. Janesville uses federal definitions and follows federal eligibility requirements in their administration of the HCV program. This includes the definitions for sexual orientation, gender identity, family and family composition.</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> <p>Copies of the 5-Year and Annual PHA Plan can be viewed that the City of Janesville Neighborhood & Community Services Department, 18 N. Jackson St., or on the City's website at: www.ci.janesville.wi.us.</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. Include statements related to these programs as applicable. N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A.</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 CFP financing. N/A</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. N/A</p>

8.3

Capital Fund Financing Program (CFFP).

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. N/A

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.

The City of Janesville Consolidated Plan identifies the following housing problems to be the most common in Janesville and Rock County:

- **Lack of quality, decent and affordable housing units:** The cost to purchase a quality, decent single-family home has increased, especially outside of areas with low-income concentration, thus limiting the housing choice for low-income households.
- **Lack of quality, decent and affordable rental units:** Since the economic downturn, the cost to rent an apartment has increased while the median household income in Janesville has decreased. More than half of renters are cost overburdened, paying more than 30% of their household income towards rent payments. Households who pay more than 30% of their income toward rent may do so in order to live in a quality, decent unit since there are none that are also affordable. The rental units available for low income earners tend to have a greater number of severe housing problems. An adequate supply of quality, decent and affordable rental units is essential for an open and inclusive housing market in Janesville and in Rock County.
- **Lack of Rent Assistance (Section 8) Funding Availability to Meet Affordable Housing Need:** There is currently a waiting list of approximately 500 households that have applied for rental assistance through the City of Janesville's Rental Assistance Program due to a lack of program funding.

Low-income households and households containing elderly individuals or children under age 6 tend to be more affected by the housing problems cited above.

9.0

- Low income earners spend a very large proportion of their income on housing. Of individuals renting housing units, 98.6% of those that spend more than 50% of their income on housing earn less than 50% of Area Median Income (AMI). Of individuals who own homes, 72% of those that spend more than 50% of their income on housing earn less than 50% of AMI.
- Low income earners tend to be households containing elderly individuals or children under age 6. A greater proportion of households with at least one person over age 75 (37.4%) and households with one or more children 6 years old or younger (30.7%) are between 0 and 50% of HUD Area Median Family Income (HAMFI) than the proportion of total households (22.2%).

Accessibility to decent quality rental units tends to disadvantage low-income earners the most:

- 93.1% of total renters who earn less than 50% of AMI have one or more severe housing problems (lacking kitchen or complete plumbing, severe overcrowding and severe cost burden).

Black/African American and Hispanic residents have a greater proportion of housing problems than other racial and ethnic groups at low income levels. Black/African American individuals represent 4.4% of households that fall within the 0-30% of AMI range and have one or more of the four housing problems. The Black/African American population in the community is only 2.6% as of the 2010 U.S. Census. Hispanic individuals account for 9.9% of households that fall within the 0-30% AMI range and have one or more of the four major housing problems. The community-wide Hispanic population is only 5.4%. Both racial/ethnic groups represent nearly double the proportion of total households below 30% AMI that have one or more housing problems than they represent in the general population.

Rock County Point-in Time (PIT) data, which provides a statistically reliable, unduplicated count of people experiencing homelessness during a one-night period, indicates a growing number of homeless individuals in Rock County. The PIT count is intended to include persons that are homeless and are living in emergency shelters, transitional housing, safe havens for the homeless, domestic violence shelters, or who are unsheltered living on the streets or any other place not meant for human habitation. The PIT count is conducted two times per year. In 2011, an average of 308 homeless individuals were identified, compared to: 326 in 2012, 392 in 2013, and 452 in 2014.

The Consolidated Plan includes the following discussion specifically related to the most immediate needs of Housing Choice voucher holders compared to the housing needs of the population at large. Housing Choice voucher recipients are extremely low-income. The average annual income of voucher holders is \$10,625 compared to the average Janesville resident's income of \$49,084. 32% of voucher holders have disabled individuals living in the household. This population tends to require more services and accommodations for public transportation. Accessibility to public transit was a recurring concern voiced during a series of focus groups. Due to funding restrictions, public transportation hours and routes are limited. The Janesville Transit System does not operate overnight or on Sundays, and limited routes can equate to long walk times to a final destination.

Compared to the general community demographics, a greater proportion of Black/African American individuals are recipients of Housing Choice vouchers. 14.4% of all voucher holders are Black/African American, while that race represents only 2.6% of the general population. As discussed above, the Black/African American population in Janesville tends to experience an above average number of housing problems at low-income levels and has a higher cost burden of housing than the general population.

Please refer to the City of Janesville 2015-2019 Consolidated Plan for additional information.

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 City strives to address the housing needs of families by focusing on these housing priorities:</p> <ul style="list-style-type: none"> - Creating affordable, quality, housing stock for low to moderate income families - Improving the existing housing stock - Increasing homeownership opportunities. <p>Strategies include, but are not limited to: providing rehabilitation loans or grants to low to moderate income households to increase the quality of housing, providing rehabilitation loans or grants to rental property owners who provide affordable housing, providing funding for the development of affordable owner-occupied and rental housing, providing homebuyers education and down payment and closing cost assistance, conducting proactive code enforcement, and continuing to administer the Housing Choice Voucher Program.</p> <p>In addition, the City will continue to work with, and support, the Homeless Intervention Task Force, and the associated Continuum of Care in its efforts to strategically address and prevent homelessness.</p> <p>Please see also Section 5.2 for our 5 Year Goals and Objectives, which include specific items intended to address Janesville's housing needs.</p>
10.0	<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>During the 2010-2014 time period, the Janesville PHA was able to make the following progress towards goals identified in the previous 5-Year Plan:</p> <ol style="list-style-type: none"> 1. The Janesville CDA was not able to expand the supply of assisted housing by applying for additional vouchers because additional vouchers did not become available. However, the CDA did approve changes in our administrative policies and procedures, including increases to minimum rent requirements and tightening occupancy standards, with a goal of assisting a higher number of families with available funding. 2. The Janesville PHA was able to improve voucher management as measured through the Section 8 Management Assessment Program, resulting in an average score of 90, over the 2010-2013 program years (2014 not yet available). 3. The Janesville PHA has improved the quality of assisted units by increasing the first time pass rate of the annual housing quality standards inspection (HQS). In 2009, the first time pass rate was 41%. The rate has improved over time, and in 2013, this rate had reached a 72% pass rate. 4. With other State and Federal funding, the City of Janesville was able to improve the quality of assisted units by providing rehabilitation and lead hazard reduction loans to improve rental properties, including those rented to HCV tenants. During the 2010-2013 time period, approximately 103 rental units were improved. 5. The Janesville PHA has undertaken a variety of landlord training/education initiatives, including sponsoring certificate programs, lunch and learn opportunities, and periodic newsletters to improve the quality of assisted housing, the number of landlords participating in the housing and knowledge of fair housing. 6. The Janesville PHA continually works to affirmatively further fair housing through the distribution of information, posting of policy, provision of training and response to complaints. 7. The Janesville PHA has explored the feasibility of implementing a Section 8 Homeownership Program; however, we have been unable to implement this program due to limited staffing resources. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A significant amendment or modification to the Annual Plan is one which conflicts with or is not consistent with the policies included in the Plan. New initiatives may be introduced that were not anticipated at the time the plan was adopted provided they do not conflict with any other provisions of the plan.</p> <p>A substantial deviation/modification from the 5-Year Plan is one that is not consistent with the goals included in the plan. New or additional activities may be undertaken provided they are not contrary nor conflict with the goals included in the 5-Year Plan.</p> <p>(c) Annual VAWA Report. The Janesville PHA has adopted an administrative policy regarding the VAWA. The PHA will not deny admission to any person in the HCV Program because that person is or has been a victim of domestic violence, dating violence, sexual assault or stalking, provided that such person is otherwise qualified for such admission. Assistance will not be terminated by the PHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence, sexual assault or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or affiliated individual of the tenant is the victim or threatened victim of this criminal activity.</p> <p>(d) RAB Comments. The RAB approved of the proposed PHA 5 Year and Annual Plan.</p> <p>(e) RAB Challenges Unresolved. There were no unresolved RAB challenges.</p>

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> <ul 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) <p>The HUD-5077 and HUD-50077-CR have been attached. RAB comments and challenges were addressed in section 10 above. Other submissions are not applicable to the Janesville CDA.</p>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/15, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

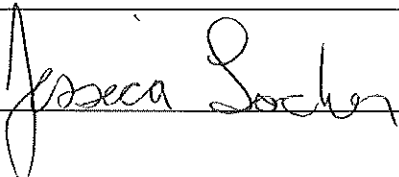
Janesville CDA
 PHA Name

WI219
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2015 - 2019

Annual PHA Plan for Fiscal Years 2015 - 2015

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jessica Locher	Title Janesville CDA, Board Chair
Signature 	Date October 15, 2014

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Janesville CDA

WI219

PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

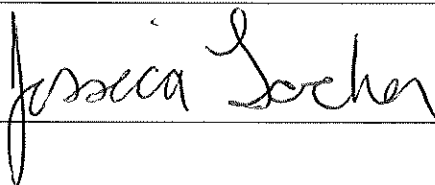
Name of Authorized Official

Jessica Locher

Title

Janesville CDA, Board Chair

Signature



Date 10/15/2014