

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	<p>PHA Name: Janesville CDA PHA Code: WI219</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The proposed PHA Plan was made available at the NCS-Housing Division Office, 18 N. Jackson St., Janesville, WI and on the City of Janesville's Official Website at: www.ci.janesville.wi.us. Copies of the PHA Plan are also made available upon request.</p> <p>The PHA Administrative Plan and Policies are available at the NCS-Housing Division Office, 18 N. Jackson St., Janesville, WI. Copies of the PHA Administrative Plan and Policies are also made available upon request. Questions regarding PHA Policies may be directed to NCS-Housing staff.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="191 1234 1446 1866"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>The Janesville CDA’s mission is to provide rental assistance to eligible, very low-income and extremely low income households, to provide safe, decent and sanitary households in the City of Janesville, and to affirmatively further fair housing.</p> <p>Very low income is defined as 50% or below County Median Income, and extremely low income is defined as families whose incomes do not exceed the higher of the federal poverty level or 30% or below County Median Income.</p>
B.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, very low-income, and extremely low- income families for the next five years.</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 supporting affordable housing development. 2. Maintain quality program administration as demonstrated by obtaining SEMAP ratings of a High performer. Explore opportunities for administrative efficiency. 3. Ensure equal opportunity and affirmatively further fair housing. Explore the feasibility of adding voucher status as a protected class under the local fair housing ordinance. 4. Explore and implement a HCV Homeownership Program. 5. Increase the quality of assisted units (increase the first time pass rate of annual housing quality standard inspections). 6. 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). 7. Implement a Family Self Sufficiency Program (if funding and resources allow).
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Janesville CDA has identified the following goals and objectives for the next five years:</p> <p>During the 2015-2019 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 did not expand the supply of assisted housing by applying for additional vouchers because additional general purpose vouchers did not become available. We regularly administer VASH vouchers in partnership with area Housing Authorities. Low rental vacancy rate and difficulties we are experiencing leasing up our current authorized vouchers and limited administrative funds influenced the decision not to apply for special purpose vouchers. 2. The Janesville PHA was able to improve voucher management as measured through SEMAP, resulting in an average score of 92, over the past 5 years (2014-2018; 2019 not yet available). 3. 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. In 2019, the Janesville PHA updated our Analysis of Impediments to Fair Housing. The PHA also increased the payment standard to 110% of FMR to increase housing choice. 4. The Janesville PHA continually reviews our policies and procedures to ensure efficient program administration. In 2019, we eliminated the reporting requirements for income changes and interim reviews for income increases. 5. The Janesville PHA worked with TLP providers to transition families to the HCV Program. We have also worked with homeless providers to ensure that homeless individuals are able to meet the local preference. 6. The Janesville PHA has seen a decline in the quality of assisted units with a first time pass rate of the annual housing quality standards inspection (HQS) of 50%. This is down from 72% in 2013, but still higher than 2009, where the rate was 41%. 7. 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 2014-2018 time period, approximately 34 rental units were improved. 8. The Janesville PHA offered landlord training/education, including: HCV Information for new/prospective landlords, fair housing training, and periodic newsletters to: improve the quality of assisted housing, increase the number of landlords participating in the HCV program and expand landlord knowledge of fair housing. 9. The Janesville PHA has explored the feasibility of implementing a FSS Program; however, we have been unable to implement this program due to limited administrative funding and staffing resources. We have identified self-sufficiency programs as a priority need for non-profit agencies applying for CDBG funding. 10. 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. We continue to have this goal in the upcoming plan cycle.

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA has adopted the following principal goals and objectives relative to VAWA:</p> <ul style="list-style-type: none"> A. Maintaining compliance with all applicable legal requirements imposed by VAWA; B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking; C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault or stalking; D. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault or stalking, affecting individuals assisted by the HA. <p>The Janesville PHA has adopted an administrative policy regarding VAWA and incorporated VAWA protections throughout our Administrative Plan. 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. The PHA has a policy to assist with moves to protect the health or safety of a victim protected under VAWA.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</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>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
