

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 03/31/2024
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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. The 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 Neighborhood & Community Services PHA Code: WI219 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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> How the public can access this PHA Plan: The proposed PHA Plan was made available at the NCS-Housing Division Office, 18 N. Jackson St., Janesville, WI during normal business hours and on the City of Janesville's official website at: www.janesvillewi.gov. Copies of the PHA Plan are also made available upon request. The PHA Administrative Plan and Policies are available at the NCS-Housing Division Office, 18 N. Jackson St., Janesville, WI during normal business hours and on the City of Janesville's official website at: www.janesvillewi.gov. Copies of the PHA Administrative Plan and Policies are also made available upon request. Questions regarding the PHA Plan and 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="164 1150 1533 1209"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th colspan="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> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <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	PH	HCV							
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B.	Plan Elements. Required for all 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 households with very low-income and extremely low-income levels; to ensure housing is affordable and maintained in a decent, safe and sanitary condition; to carry out a variety of programs to promote and enforce fair housing; and to support homeownership opportunities. </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: 1. Expand the supply of assisted housing by supporting affordable housing development, including the possibility of additional project-based vouchers. 2. Maintain quality program administration as demonstrated by obtaining SEMAP ratings of a High performer and implementing opportunities for administrative efficiency. 3. Ensure equal opportunity and affirmatively further fair housing as noted in our Analysis of Impediments. Continue annual evaluations of payment standards to facilitate housing options throughout the community. 4. Support homeownership opportunities through an HCV Homeownership Program. 5. Increase the quality of assisted units (i.e. smoke detector improvements and periodic communications with landlords) 6. Implement a Family Self-Sufficiency (FSS) Program (if funding and resources allow). </p>																		
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. </p> <p> During the 2020-2024 time period, the Janesville PHA was able to make the following progress toward goals identified in the previous 5-Year Plan: 1. The City of Janesville was able to support the construction of a 92-unit affordable housing project increasing the supply of needed rental units to the community. The Janesville PHA also implemented a Foster Youth to Independence program providing rental assistance and supportive services in partnership with the Southwest WI Workforce Development Board and the CoC. We continue to regularly administer VASH vouchers in partnership with area Housing Authorities. 2. The Janesville PHA was able to maintain quality voucher management as measured through SEMAP, designating Janesville as a high performer (2019 & 2022, Scoring suspended 2020 & 2021, 2023 not yet available). The Janesville PHA continually reviews our </p>																		

	<p>policies and procedures to ensure efficient program administration. We are in the process of updating our program software to improve participant experience and increase administrative efficiency. 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. The PHA increased the payment standard to 120% of FMR made available through the COVID-19 waiver and currently has a payment standard of 115% through an exception payment standard to increase housing choice through the community. In 2024, the Janesville PHA is updating our Analysis of Impediments to Fair Housing. 4. The Janesville PHA implemented an HCV Homeownership Program; however, dramatic changes in the local housing market have increased purchase prices, restricted housing supply, and prevented homeownership opportunities. 5. The City of Janesville refers rental property owners to the State of WI Lead Hazard Reduction Program. 6. The Janesville PHA has explored the feasibility of implementing an 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 service agencies applying for CDBG funding.</p>
B.4	<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: 1. Maintaining compliance with all applicable legal requirements imposed by VAWA; 2. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking; 3. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault or stalking; 4. 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. 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 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>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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 5-Year 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 are not contrary to nor conflict with plan goals.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input checked="" type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Rent Determination. Revisions were made to adopt exception payment standards and later to increase the payment standard up to 120% if approved by HUD (2021 & 2023)</p> <p>Operation and Management. Revisions were made to adopt a Foster Youth to Independence Program and incorporate all policies related to that program (2020)</p> <p>Informal Review and Hearing Procedures. Revisions were made to provide additional information regarding the information to be included in program termination notices and to provide additional direction to the Hearing Officer presiding over an appeal (2021)</p> <p>Homeownership Programs. Revisions were made to adopt an HCV Homeownership Program and incorporate all policies related to that program (2021)</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Project-Based Vouchers We are currently anticipating 8-10 PBVs in Census Tract 3 but could authorize additional units as needed in response to a Request for Proposals. The use of PBVs may expand the supply of assisted housing by supporting affordable housing development as outlined in Goal #1 of the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. During the 2020-2024 time period, the Janesville PHA was able to make the following progress towards goals identified in the previous 5-Year Plan: 1. The City of Janesville was able to support the construction of a 92-unit affordable housing project increasing the supply of needed rental units to the community. The Janesville PHA also implemented a Foster Youth to Independence program providing rental assistance and supportive services in partnership with the Southwest WI Workforce Development Board and the CoC. We continue to regularly administer VASH vouchers in partnership with area Housing Authorities. 2. The Janesville PHA was able to maintain quality voucher management as measured through SEMAP, designating Janesville as a high performer (2019 & 2022, Scoring suspended 2020 & 2021, 2023 not yet available). The Janesville PHA continually reviews our policies and procedures to ensure efficient program administration. We are in the process of updating our program software to improve participant experience and increase administrative efficiency. 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. The PHA increased the payment standard to 120% of FMR made available through the COVID-19 waiver and currently has a payment standard of 115% through an exception payment standard to increase housing choice through the community. In 2024, the Janesville PHA is updating our Analysis of Impediments to Fair Housing. 4. The Janesville PHA implemented an HCV Homeownership Program; however, dramatic changes in the local housing market have increased purchase prices, restricted housing supply, and prevented homeownership opportunities. 5. The City of Janesville refers rental property owners to the State of WI Lead Hazard Reduction Program. 6. The Janesville PHA has explored the feasibility of implementing an 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 service agencies applying for CDBG funding.</p>
B.4	Capital Improvements. - Not Applicable
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe:</p>

C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
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C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

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