

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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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.

<b>A.</b>	<b>PHA Information.</b>																																				
<b>A.1</b>	<p><b>PHA Name:</b> <u>Chippewa County Housing Authority</u> <b>PHA Code:</b> <u>WI248</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2020</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1306 1463 1940"> <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>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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><b>The mission for Chippewa County Housing Authority is to encourage, promote and assist in the development and provision of decent, affordable, and accessible housing for all county residents.</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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><b>Goal: Expand the supply of affordable housing, especially large unit housing (4 bedroom or larger).</b>  <b>Objective: Maximize Housing Choice Voucher funding by leasing at 100%.</b>  <b>Objective: Apply for funding that can be used for assisting low-income families to pay their rent/utilities.</b>  <b>Objective: Apply for funding that would allow the acquisition of existing single and multi-family rental properties that are dilapidated or blighted. Rehabilitate and offer them for rent or for sale at rates that are affordable for low income households. Focus will be on large unit properties.</b></p> <p><b>Goal: Improve the quality of housing.</b>  <b>Objective: Apply for funding that can be used to maintain the existing housing stock in Chippewa County.</b>  <b>Objective: Provide assistance to owners in maintaining and upgrading their owner occupied, or their rental units by providing funding for repairs and the removal of lead based paint and asbestos hazard.</b>  <b>Objective: Work with owners and County Zoning to develop plans for improving properties that are substandard or in violation of codes or HQS.</b>  <b>Objective: Assist municipalities with demolition of condemned properties.</b></p> <p><b>Goal: Expand Homeownership for low-income families.</b>  <b>Objective: Continue to provide assistance with down payments.</b>  <b>Objective: Expand the Housing Choice Voucher homeownership program.</b>  <b>Objective: Work with Chippewa YouthBuild Program to create new housing for low-income homebuyer households. Efforts will be made to make these homes energy efficient and visitable.</b></p> <p><b>Goal: Provide support to assist homeowners in maintaining homeownership:</b>  <b>Objective: Continue to provide programs that will assist homeowners in completing repairs to their homes.</b>  <b>Objective: Identify an additional service group or organization that can assist homeowners with chore services.</b>  <b>Objective: Continue to provide programs that will assist homeowners in accessibility improvements.</b></p> <p><b>Goal: Re-establish a Central Point of Intake for Homeless Services in Chippewa County</b>  <b>Objective: Identify an agency that is able and/or willing to provide a homeless intake service.</b>  <b>Objective: Identify sources of income to cover the costs of providing the homeless intake services.</b></p> <p><b>Goal: Promote Fair Housing</b>  <b>Objective: Advance Fair Housing Practices in the County by disseminating information about the laws and practices of fair housing</b>  <b>Objective: Assist housing consumers who have been victims of discrimination by negotiating with the violator</b>  <b>Objective: Assist housing consumers who have been victims of discrimination to file complaints with HUD when negotiations are not effective.</b></p>

**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.

**Goal: Expand the supply of affordable housing, especially large unit housing (4 bedroom or larger).**

**Objective: Maximize Voucher funding by leasing at 100%.** CCHA has maintained a high level of occupancy for all 5 years of the previous plan period. CCHA has not been able to lease all 404 vouchers due to reduced availability of funding received. CCHA continues to lease participants based on availability of funds.

**Objective: Apply for funding that can be used for assisting low-income families to pay their rent/utilities.** CCHA has applied for and received funding for Tenant Based Rental Assistance and VASH vouchers.

**Objective: Apply for funding that would allow the acquisition of existing single and multi-family rental properties that are dilapidated or blighted. Rehabilitate and offer them for rent or for sale at rates that are affordable for low income households. Focus will be on large unit properties.** CCHA has purchased 7 additional units of single and multi-family housing during the 5-year period and is renting and managing those units, keeping the rents at an affordable rate without a unit based subsidy.

**Goal: Improve the quality of housing.**

**Objective: Apply for funding that can be used to maintain the existing housing stock in Chippewa County.** CCHA serves as the administrator of the Regional CDBG program which is an active grant that provides funding for home repairs.

**Objective: Provide assistance to owners in maintaining and upgrading their owner occupied, or their rental units by providing funding for repairs and the removal of lead based paint and asbestos hazard.** CCHA has HOME Rental and Lead Hazard revolving loan funds available to owners of rental properties. CCHA provided loans during this 5-year period and currently have sufficient funds available to meet the demand.

**Objective: Work with owners and County Zoning to develop plans for improving properties that are substandard or in violation of codes or HQS.** CCHA is a member of a county committee that meets to discuss properties of concern in the County and problem solve ways to remedy the condition of the home. One home was taken in County foreclosure, transferred to the Authority and the building razed and a new construction home was built on the site.

**Goal: Expand homeownership for low-income families.**

**Objective: Continue to provide assistance with down payments.** CCHA has assisted 38 home buyers with down payment assistance. CCHA has sufficient funding in HCRI, HOME and CDBG revolving loan funds to continue to provide assistance.

**Objective: Expand the Voucher homeownership program.** CCHA has added 2 homeownership vouchers in the past 5 years. The total participation at this time is 8.

**Objective: Work with Chippewa Valley Technical College Residential Construction Program to create new or rehabilitate existing housing for low-income home buyer households. Efforts will be made to build or rehabilitate to make these homes energy efficient and visitable.** Chippewa Valley Technical College has ended their partnership with CCHA. As an alternative, CCHA is beginning a new partnership with Chippewa Youth Build to build new construction homes. CCHA continues to make our rental properties available for purchase by the existing tenants.

**Goal: Provide support to assist homeowners in maintaining homeownership.**

**Objective: Develop housing counseling/assistance programs to help homeowners avoid property tax or mortgage foreclosure.** CCHA has HCRI revolving loan funds to help homeowners avoid property tax or mortgage foreclosure. In the past 5 years, CCHA has not assisted any residents with these funds. Homeowners must be able to show that they can maintain their mortgage and tax payments in the future to be eligible for these funds. CCHA has enough revolving loan funds on hand to meet the need at this time.

**Objective: Expand programs that will assist homeowners in completing repairs to their homes.** In cooperation with Chippewa County, CCHA is administering the Regional CDBG Home Repair Program. There are funds available in Chippewa County through HOME and CDBG revolving loan funds to meet the demand for home repair requests.

**Objective: Assist Chippewa Valley Habitat for Humanity to develop the Brush with Kindness Program to assist homeowners with maintenance of their homes including minor repairs and chore services.** CCHA has worked with Habitat for Humanity's Brush with Kindness Program by making referrals to the program when homeowners are requesting chore services. CCHA operates the VISION program to assist homeowners with minor home repairs.

	<p><b>Goal: Re-establish a Central Point of Intake for Homeless Services in Chippewa County.</b></p> <p><b>Objective: Identify an agency that is able and/or willing to provide a homeless intake service.</b> CCHA is an active member of the Chippewa County Council on Hunger and Homelessness. Throughout the reporting period, this group has worked to provide streamlined referrals to agencies providing homeless services. In addition, the Career Development Center has opened an outreach office in Chippewa Falls to provide intake services. Recently, they have expanded their hours to be available every day of the week.</p> <p><b>Objective: Identify sources of income to cover the costs of providing the homeless intake services.</b> CCHA continues to be involved with the Chippewa County Council on Hunger and Homelessness which is currently working on identifying funding sources for homeless intake. CCHA has written letters of support for grants written by the Career Development Center to support homeless intake.</p> <p><b>Objective: Establish an office space to provide the services.</b> CCHA has not directly provided office space for a central point of intake. However, the Career Development Center has established an outreach office in Chippewa Falls to meet this need.</p> <p><b>Goal: Promote Fair Housing.</b></p> <p><b>Objective: Advance Fair Housing Practices in the County by disseminating information about the laws and practices of fair housing.</b> CCHA regularly disseminates fair housing information by posting information on a traveling bulletin board, by mailing fair housing information to landlords and lenders in our area, and by posting notices in the local newspaper.</p> <p><b>Objective: Assist housing consumers who have been victims of discrimination by negotiating with the violator.</b> CCHA negotiates with landlords who participate in the Housing Choice Voucher program as needed for violations of fair housing laws.</p> <p><b>Objective: Assist housing consumers who have been victims of discrimination to file complaints with HUD when negotiations are not effective.</b> CCHA has and continues to make HUD contact information readily available to consumers.</p>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>Chippewa County Housing Authority works in partnership with several Chippewa County Agencies to serve child or adult victims of domestic violence, dating violence, sexual assault, or stalking. The Authority provides information and referral to these agencies as well as coordination of their services in conjunction with any housing assistance the victim may need. All of these agencies belong to and participate in the Chippewa County Council on Hunger and Homelessness which meets regularly to assure that the emergency needs of county residents including women who are victims of violence are met. Collaboration on particular cases occurs as needed. In addition, CCHA has begun a new collaborative partnership with the Family Support Center to provide Tenant Based Rental Assistance for up to ten households who are experiencing homelessness due to fleeing domestic violence.</p> <p><b>Family Support Center</b> is a domestic violence agency that provides shelter, counseling, case management, information and referral, court support, transportation, and assistance and many other services for violence against women.</p> <p><b>Crime Victim Witness Program</b> is a Chippewa County Agency that provides support and assistance to victims of crimes, including women who are victims of violence. This agency specialized in assisting victims through the court process and coordinates its services with other agencies.</p> <p><b>Salvation Army</b> is an agency that can help families in crisis including women who are victims of violence in settling into a temporary and then permanent living arrangement. They can assist with food vouchers, clothing, household belongings, furniture, etc.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>CCHA defines “significant amendment” as the total elimination of a program for reasons other than lack of funding or changes to rent policies.</p>

<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input 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>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>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.</i></p>

## Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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

**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](#))

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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.

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