

**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

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, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information. Community Development Authority of the City of West Allis

A.1 PHA Name: City of West Allis Community Development Authority PHA Code: WI201
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Housing Choice Vouchers (HCVs) ⁶³⁸
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.

PHA Consortia: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><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 element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Recent FY Audit Findings:</p> <ul style="list-style-type: none"> * Rent reasonable data updates requested * Failed HQS Inspections & holding HAPs * Holding HAPs if HAP contract not submitted to PHA following lease-up
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?</p> <p>Y N</p> <p><input type="checkbox"/> <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>
C.2	<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>
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?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).												
D.1	<p data-bbox="243 325 649 346">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="243 367 1461 493">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> <table border="1" data-bbox="243 514 1453 934"> <tr> <td data-bbox="251 514 917 546">Fair Housing Goal: Providing renter training courses/programs.</td> <td data-bbox="917 514 1445 924"></td> </tr> <tr> <td data-bbox="251 546 917 577"><u>Describe fair housing strategies and actions to achieve the goal</u></td> <td data-bbox="917 546 1445 924"> <p data-bbox="925 567 1429 850">Preparing households of the HCV Program with the tools needed to effectively secure housing by working with landlords in the surrounding community. Online courses of Rent Smart are provided free of charge to HCV Program participants through a state of Wisconsin public university.</p> </td> </tr> </table> <table border="1" data-bbox="243 955 1453 1354"> <tr> <td data-bbox="251 955 917 987">Fair Housing Goal: Prevention of the extensive use of evictions.</td> <td data-bbox="917 955 1445 1344"></td> </tr> <tr> <td data-bbox="251 987 917 1018"><u>Describe fair housing strategies and actions to achieve the goal</u></td> <td data-bbox="917 987 1445 1344"> <p data-bbox="925 1018 1429 1333">HCV Program participants under HAP are offered an option to enter into a payment plan with current landlords if the household shall fall behind in rental payment. Our housing authority serves as a liaison between tenants and landlords to come to a financial agreement within the guidelines of the repayment program.</p> </td> </tr> </table> <table border="1" data-bbox="243 1375 1453 1816"> <tr> <td data-bbox="251 1375 917 1407">Fair Housing Goal: Lack of awareness of Fair Housing laws.</td> <td data-bbox="917 1375 1445 1806"></td> </tr> <tr> <td data-bbox="251 1407 917 1438"><u>Describe fair housing strategies and actions to achieve the goal</u></td> <td data-bbox="917 1407 1445 1806"> <p data-bbox="925 1438 1429 1617">PHA staff provide Fair Housing training to community landlords through an annual Landlord Symposium hosted by the local police department.</p> </td> </tr> </table>	Fair Housing Goal: Providing renter training courses/programs.		<u>Describe fair housing strategies and actions to achieve the goal</u>	<p data-bbox="925 567 1429 850">Preparing households of the HCV Program with the tools needed to effectively secure housing by working with landlords in the surrounding community. Online courses of Rent Smart are provided free of charge to HCV Program participants through a state of Wisconsin public university.</p>	Fair Housing Goal: Prevention of the extensive use of evictions.		<u>Describe fair housing strategies and actions to achieve the goal</u>	<p data-bbox="925 1018 1429 1333">HCV Program participants under HAP are offered an option to enter into a payment plan with current landlords if the household shall fall behind in rental payment. Our housing authority serves as a liaison between tenants and landlords to come to a financial agreement within the guidelines of the repayment program.</p>	Fair Housing Goal: Lack of awareness of Fair Housing laws.		<u>Describe fair housing strategies and actions to achieve the goal</u>	<p data-bbox="925 1438 1429 1617">PHA staff provide Fair Housing training to community landlords through an annual Landlord Symposium hosted by the local police department.</p>
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