



Oshkosh / Winnebago County Housing Authority

# Winter 2016/2017

www.ohawcha.org 920.424.1450 600 Merritt Avenue, Oshkosh, WI 54901 fax 920.424.1474



## Join our FSS Team!

### Snow Removal Reminder:

Snow must be removed from sidewalks, driveways and patios following each snowfall within 24 hours. Avoid parking on streets between 1am and 6am for plowing.

Residents with new concrete are not permitted to place salt down as it will cause permanent damage. Alternatives include chopping the ice, putting out sand, or placing down a rubber mat.

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### What is "FSS?"

The family self sufficiency program also known as "FSS" is a voluntary case management program de-signed to assist families in becoming self-supporting.

### Who can participate?

FSS is open to all Winnebago County Section 8 and Public Housing Participants. Individuals interested in any of the following are encouraged to apply:

- Pursuing further education (GED,HSED, training certificates or college degree),
- Homeownership,
- New employment skills and opportunities,
- Cleaning up credit history and improving financial literacy.

### What can FSS do for families?

Family Self-Sufficiency helps participants set training and educational goals that will lead to higher paying jobs. Participants will be connected to existing community resources that can provide assistance such as the following: childcare, housing, transportation, personal and family support, food and basic needs, health, career counseling, employment search, education enrollment, and more. In addition, the FSS program will have a strong emphasis on assisting participants with financial success, homeownership, education achievement, and career advancement.

### How does FSS work?

FSS participation can be enrolled up to five years, depending on the individual needs of each participant. During participation in the FSS program, most increases in rent that occur as a result of increased earned income are deposited into an interest-bearing escrow account that is available to the participant upon successful graduation from the FSS program.

### How is FSS facilitated?

A FSS coordinator with the Oshkosh/Winnebago County Housing Authority runs FSS, with direct assistance and support from community partners and area supportive services. A FSS Coordinator Council (PCC) comprised of FSS participants, local workforce development professionals, services providers, and Housing Authority staff provides guidance, resources, and direction for the program.

### Success of FSS:

In 2015, FSS families had an average escrow balance of approximately \$3750 and were adding to their accounts at an average of \$300 per month. One FSS family graduated with \$7000 in their escrow account. This is potentially a down payment on their home.

For more information please contact:

FSS Program Manager, Kay Hinton, 920-424-1450 ext.133

# Utility Allowance Adjustments for 2017

Residents will see small changes this upcoming year in their utility allowances, beginning with their first interim or annual rent adjustment in 2017. Below is the chart for the various programs.

## OSHKOSH / WINNEBAGO COUNTY HOUSING AUTHORITY UTILITY ALLOWANCE SCHEDULE

Effective: 12/15/2016 thru 12/15/2017

### Oshkosh Housing Authority

Oshkosh - Project 003 - 40 Family Units with Electric Range & 90-95% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
2 Bedroom			138	
3 Bedroom			165	

Oshkosh - Project 005 - 30 Family Units with Gas Range & 75-84% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
3 Bedroom		160		
4 Bedroom	204	203		
5 Bedroom	224			

### Winnebago County Housing Authority

Menasha - Project 001 - 40 Family Units with Gas Range & 90-95% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
2 Bedroom			126	
3 Bedroom		155		

Menasha - Project 004 - 8 Family Units with Electric Range & 90-95% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
3 Bedroom		163		
4 Bedroom	207	206		
5 Bedroom	224			

Neenah - Project 004&5 - 14 Family Units with Electric Range & 90-95% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
3 Bedroom		150		
4 Bedroom	187	186		
5 Bedroom	206			

Oshkosh - Project 004&5 - 24 Family Units with Electric Range & 90-95% Eff. Furnace

Unit Size	Unit Type			
	Single Family	Duplex	Rowhouse	2 Story
3 Bedroom	168	167		
4 Bedroom	212	211		
5 Bedroom	232			

Utility Allowance is credited off of your rent, and will already be calculated into your rent calculation when you are provided notice of your rent amount. You will only receive a Utility Allowance Reimbursement if your income-based rent calculation is less than your Utility Allowance amount prior to application of the Utility Allowance credit.

More information on Utility Allowances is available online at:

[www.ohawcha.org/wp-content/uploads/2016/12/UPHS-Utility-Allowance-Information.pdf](http://www.ohawcha.org/wp-content/uploads/2016/12/UPHS-Utility-Allowance-Information.pdf)

DID YOU KNOW? MANY RESIDENT FORMS AND POLICY GUIDES ARE AVAILABLE ONLINE AT  
<http://www.ohawcha.org/resident-services/family-housing-resources/>

# Utility Allowance Information: Understanding Public Housing Series

## 10.7 Relationship Between Rents and Utility Allowances

Utility allowances are provided to families paying income-based or ceiling rents when the cost of utilities is not included in the rent. Utility Allowances should not be confused with excess utility charges.

- Utilities include gas, electricity, fuel for heating, water, sewerage and solid waste disposal for an assisted unit. In addition, if the PHA does not furnish a range and refrigerator, the resident must be granted a utility allowance for the range and refrigerator they provide.
- Telephone and cable television are not considered utilities.
- The amount of the utility allowance is equal to the estimate of the monthly cost of the reasonable consumption of utilities and other services for the unit by an energy-conservative household of modest circumstances.
- Utility allowance amounts will vary by the rates in effect, size and type of unit (single family, duplex, row, town home), climatic location and sitting of the unit, type of construction, energy efficiency of the dwelling unit, and other factors related to the physical condition of the unit. Utility allowance amounts will also vary by residential demographic characteristics affecting home energy usage.
- The allowance amount must be sufficient to maintain the requirements of a safe, sanitary and healthful living environment. Existing technical standards (i.e., local building codes) should be used where available in determining what is necessary to provide for safe, sanitary and healthful living.

## 10.8 Utility Reimbursement

The amount, if any, by which the utility allowance for a unit exceeds the total tenant payment for the family occupying the unit must be provided as a utility reimbursement, either directly to the family or to the utility supplier on the family's behalf each month (This definition is not used in the Housing Choice Voucher Program, or for a public housing family that is paying a flat rent.)

### Example 1: No Reimbursement

- Total Tenant Payment = \$120
- Minus Utility Allowance = \$ 75
- Rent paid to the PHA = \$ 45

### Example 2: Utility Reimbursement

- Total Tenant Payment = \$ 120
- Minus Utility Allowance = \$ 130
- Utility Reimbursement = \$ 10



# Flat Rent Rate Increase for 2017

The Oshkosh and Winnebago County Housing Authority Boards of Directors have voted to increase the Flat Rent Maximum rate effective January 1, 2017. The change for each household participating in flat rent will take place with their next interim or annual adjustment.

## RESOLUTION NUMBER 1013-16

WHEREAS, the Housing Authority offers a Flat Rent option in accordance with HUD Public Housing regulations, and

WHEREAS, HUD requires Public Housing Agencies to annually review and establish next year's flat rents at levels no lower than 80 percent of the Fair Market Rental (FMR) rate, and any increase caused by an increase of the flat rent required by HUD shall be limited to 35% of the existing flat rent per year unless state or local law requires a lesser increase, and

WHEREAS, HUD has published the Proposed 2017 FMR's, and

WHEREAS, the Housing Authority has determined that our flat rents for Efficiency through 5- bedroom units require an increase less than 35% of the existing flat rents, and

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby approves the Flat Rent Schedule at 80% of FMR starting January 1, 2017 as follows:

Unit Size	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	420	438	564	751	943	1084
<b>January– December 2017</b>	<b>448</b>	<b>474</b>	<b>602</b>	<b>799</b>	<b>1036</b>	<b>1191</b>

## Recipe of the Month: Cornmeal Crusted Veggies

These are kind of like having veggie French fries, the cornmeal makes them super crunchy, and they're great with dipping sauce!

### Ingredients:

1/2 lb. green beans, stems cut off	1 cup cornmeal
1/2 cup all-purpose flour	1 tsp salt
2 eggs	1 tsp black pepper
1/4 cup milk	1 tsp paprika
1/2 tsp garlic powder	



1. Preheat oven to 450° F.
2. Set up your breaking station! On one plate, spread out the flour. Crack both eggs into a bowl, add the milk, and mix lightly with a fork. On another plate, spread the cornmeal, salt, black pepper, paprika, and garlic powder. Mix the plate with your fingers.
3. Spread a small amount of oil or butter across a baking sheet.
4. A few at a time, take the green beans and dredge them in the flour, next, transfer the flour-covered beans to the egg mixture. Cover the beans lightly with egg mixture, being careful to shake off any excess egg. Then transfer to the cornmeal mixture and coat them evenly.
5. Carefully spread the crusted green beans onto the baking sheet. Repeat until you've done them all. If you run out of any of the three mixtures, just mix up a bit more.
6. Bake for 10 to 15 minutes, until golden and crispy. Enjoy hot with your favorite dipping sauce!