



# PHA BOARD OF COMMISSIONERS TRAINING - Roles & Responsibilities

**FALL WAHA CONFERENCE 2024**

SEPTEMBER 19<sup>TH</sup>, 2024

PRESENTED BY:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Introduction

The Commissioner's Role

The Executive Director's Role

Overview of HUD Programs

# Agenda

# Introduction

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# HUD & PIH Mission

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HUD's Mission:

*"To create strong, sustainable, inclusive communities and quality affordable homes for all."*

Office of Public and Indian Housing's (PIH) Mission:

*"To ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants."*



**PIH**

OFFICE OF PUBLIC & INDIAN HOUSING

# Principles of Good Board Oversight

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Strong  
Governance

Sound  
Financial  
Oversight

Long Term  
Sustainable  
Performance

- ✓ Budgeting
- ✓ Planning
- ✓ Property/facilities management

# Fundamental Concepts of Board Oversight

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Strong governance and financial oversight are the basis of any Public Housing Authority's (PHA) success.



The Board of Commissioners has the ultimate responsibility for the PHA's performance and is accountable to the community and HUD.



The Board sets the operational norms, rules, values, and mission of the PHA.



The Board establishes policies and internal controls to implement programs and ensure integrity.



The Board is responsible for hiring the Executive Director and evaluating his or her performance on a regular basis.

# The Creation of Public Housing Authorities

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Refer to WI Statute 66.1201

A PHA is created under state law

- State law determines the PHA's jurisdiction (city, county, state, multi-) and legal status
  - A PHA may be a city or county authority, quasi-independent or independent
- State law also determines who sits on board, the number of commissioners, procedures for appointment (whether elected or appointed, and by whom), and the composition of the board and terms of service



# Appointing PHA Commissioners

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The mayor, county board, or other governmental body appoints commissioners under state law.

- Refer to WI Statute 66.1201 for city housing authorities and to WI Statute 59.53(22) for county housing authorities

No Commissioner may be connected in any official capacity with any political party

No more than 2 commissioners can be officers of the city in which the authority was created

A board consists of 5 members (\*unless a class 1 city, which will have 7 members)



# Appointing PHA Commissioners

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## Terms of Commissioners defined at WI Statute 66.1201(5)

- First five appointed for 1,2,3,4,5 year terms, respectively.
- After initial appointments – 5 year terms.
- Vacancies appointed as usual by appointing official.
- Vacancies shall be filled for the unexpired term.
- A commissioner shall hold office until his or her successor has been appointed and has qualified.
- Each year Board must vote on selections for Chair and Vice-Chair at term completion date.
- A majority of the commissioners shall constitute a quorum.

# Conflicts of Interest

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WI Statute 66.1201(7) prohibits interested commissioners or employees and requires disclosure:

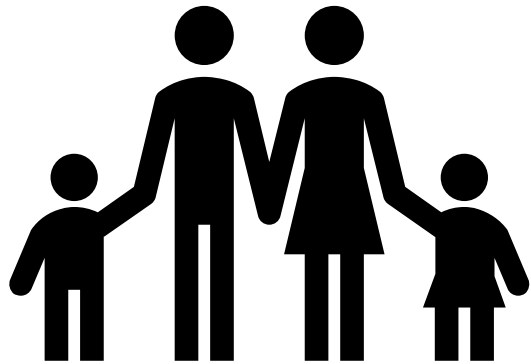
*“No commissioner or employee of an authority may acquire **any direct or indirect interest** in any housing project or in any property included in any project or have any direct or indirect interest in any contract for insurance, materials or services to be furnished or used in connection with any housing project. If a commissioner or employee of an authority owns or controls a direct or indirect interest in any property included in any housing project, that person shall **immediately disclose the interest in writing** to the authority and the disclosure shall be entered upon the minutes of the authority. Failure to so disclose the interest constitutes misconduct in office.”*

Also detailed in [Section 19 of the consolidated ACC](#), [24 CFR 982.161](#), [2 CFR 200.318C](#).

See HUD’s Lead the Way Ethics Quick Reference:  
<https://files.hudexchange.info/resources/documents/PHA-Lead-the-Way-Ethics-Quick-Reference.pdf>

# Resident Commissioners

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Required by Quality Housing and Responsibility Act of 1998 (QHWRA)

HA Boards must contain at least one eligible resident Board member.

Eligible = Directly assisted by HA.

*Exceptions:*

- Less than 300 PH units
- Section 8 only HAs of any size
- ONLY excepted if annual recruitment attempts made with no interest from residents
- See [24 CFR 964 Subpart E](#) for more details.

# Resident Commissioners

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Resident  
Commissioners are  
voting members.

Precautions must be  
taken regarding  
sensitive information.

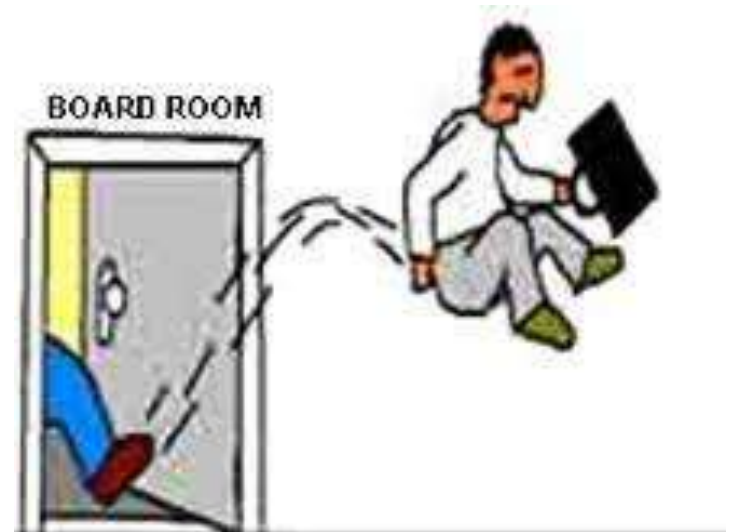
Resident Commissioner  
regulations can be  
found at 24 CFR part  
964, subpart E.

# Removal of Commissioners

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## Who can remove a Commissioner?

- The appointing official (mayor, county board, or other governmental body under state law)
- Reasons for Removal:
  - Inefficiency, neglect of duty, or misconduct in office
    - The commissioner must be given a copy of charges 10 days prior to hearing.
    - The commissioner must have an opportunity to defend
- Refer to WI Statute 66.1201(8)

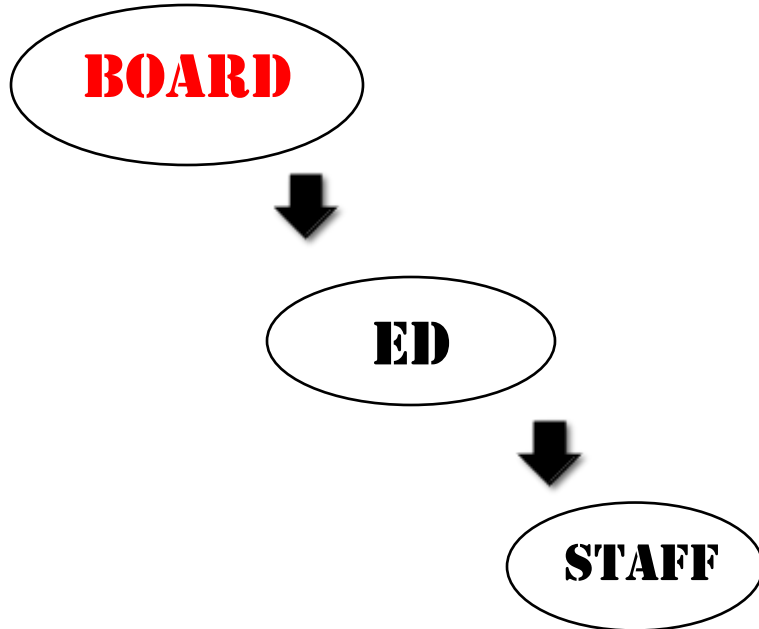


# The Commissioner's Role

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# The Commissioner's Role

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- I. Duties & Responsibilities
- II. Unique Characteristics and Expectations
- III. Privileges and Liabilities

# The Commissioner's Role: Duties & Responsibilities

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## The basic responsibilities of a PHA board:

- Set and champion the mission of the PHA
- Hire, support, and assess the performance of the executive director
- Make strategic decisions to ensure the financial solvency of the agency
- Monitor the agency's ability to meet statutory, regulatory, and contractual obligations
- Keep informed of subsidized housing industry rules and regulations
- Assure PHAs meet obligations on audit recommendations
- Approve internal controls to safeguard the agency's assets
- Safeguard the financial integrity of the PHA, preventing fraud, waste, mismanagement, and abuse
- Approve, review, and monitor budgets, contracts, and other financial documents
- Ensure ethical, legal, and effective work performance
- Conduct and maintain an accurate record of board proceedings
- Follow open meeting requirements (WI Statute Chapter 19, Subchapter V [19.81-19.98])
- Recruit and orient new board members and assess board performance

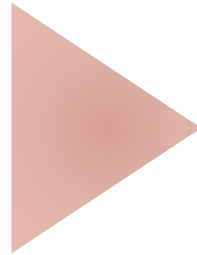


# The Commissioner's Role: Duties & Responsibilities

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**Confidentiality** - Board members must avoid general discussion of issues and problems that should not be public information and that will negatively impact the HA.

- Ex. Personnel, bids and contracts, resident issues—should be discussed in closed/executive session



**Credibility** – Evaluations of your credibility and performance are directly related to:

- your ability to keep appropriate information confidential
- your personal integrity and standards
- your ability to make sound decisions

# The Commissioner's Role: Unique Characteristics and Expectations

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The Board of Commissioners is unique because it:

- Performs a community service
- Serves without compensation
- Is responsible for a real estate enterprise, specifically “Property Management” if operating Low Rent Public Housing and ensuring Housing Quality Standards (HQS)/NSPIRE-V are met if working with HCV landlords



Commissioners are to:

- Be honest and ethical
- Be conscientious, hard working and effective
- Make sound decisions
- Act responsibly
- Be financially responsible
- Provide decent, safe, and sanitary housing
- Stay informed!

# The Commissioner's Role: Unique Characteristics and Expectations

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Commissioners should know the federal, state, and local laws, as well as the federal regulations that guide the PHA's programs. These statutes and regulations are the foundation of the consolidated **Annual Contributions Contract (ACC)**.

The **Annual Contributions Contract (ACC)** is a contract between HUD and the PHA that denotes all PHA contractual obligations with HUD and remedies for breaches of contract. Failure to carryout these obligations may result in HUD declaring a default of its contract with the agency.

Mechanism through which the PHA receives funding

ACC term extends each year funds are accepted



# HUD's Remedies under the ACC

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## **Include but are not limited to:**

- A reduction in the amount of the HUD payment for any funding increment
- A reduction in the contract authority or budget authority for any funding increment
- Other available remedies include:
  - consolidation
  - consortia/joint venture
  - contracting of operational activities
  - Cooperative Endeavor Agreement
  - limited denial of participation
  - suspension or debarment of Board or staff
  - taking of possession and control of project(s) by HUD
  - receivership

# Be Informed - Policies

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Commission By-Laws

Personnel Policies

Disposition Policy

Capitalization Policy

Admission and Continued Occupancy Policies (ACOP – Public Housing)

Administrative Plan (Admin Plan – Housing Choice Voucher)

Travel Policies

Credit Card Policies

Rent Collection Policy

Procurement Policy

Resident/HA Contracts

Grievance Procedures

Informal Hearing Procedures

Confidentiality Policy

Conflict of Interest Policy

Disclosure Policy

Vehicle Usage Policy

Cell Phone Usage Policy

Computer Policy



# Be Informed - Continued...

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PHA mission and plans

Monthly board reports

Audits

HUD monitoring reviews

HUD communications regarding concerns

HUD's performance assessment indicators such as the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP)

Your own experience talking with residents, landlords, and executive staff

Visiting the properties yourself

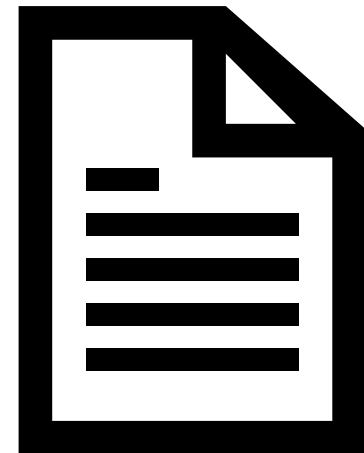
## Monthly Board Reports

Make sure these documents are included in your monthly reports, and that you understand the information provided to you. If you do not understand, ask!

- Financial Report, with revenue and expense statements, bank reconciliation, and tenant accounts receivable.
- Public Housing/Asset Management Report, with occupancy rates and modernization schedule
- Housing Choice Voucher Report, with annual budget authority utilization rate and issuance plan
- Contracting and Procurement Report, with obligation and expenditure deadlines and contract progress
- Compliance Reports, with outstanding audit findings and repayment agreement

# Best Practice

- PHAs should strive to review and update their policies if needed *annually*.
- This is especially true given the current regulatory landscape with so many major changes to HUD programs and systems happening all at once (ex. HOTMA, NSPIRE, HIP, eVMS, etc.).



# The Commissioner's Role: Privileges & Liabilities

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Serving on the HA Board is a:

**A. Privilege – it is an opportunity to:**

- Serve your community
- Help others
- Enrich your life through new experiences

**B. Liability – in fulfilling the role:**

- Decisions may have legal and/or adverse consequences
- Members may be held personally liable for decisions made



# The Commissioner's Role: Privileges & Liabilities

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Former Tulsa Housing Authority executive pleads guilty to audit fraud charge

Former Ohio public housing director pleads guilty to  
**Alexander County Housing Authority  
rated worst in America by HUD**

**HUD and City of Indianapolis Partner to Take Possession of Indianapolis Housing Agency**

*Federal and local officials jointly addressing housing conditions and operational failures impacting Indianapolis residents.*

KCK 1 Crews ready to demolish West Calumet  
empl Housing Complex after evacuations due to  
sexual lead and arsenic

# The Commissioner's Role: Privileges & Liabilities

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How do I comply with Federal Law and Program Regulations without being an expert in the program?

- Hire a qualified Executive Director
- Ask questions of the Director. Ask to see a copy of the regulation, law, or supporting documentation
- Attend industry conferences and bring back information to your Board
- Subscribe to industry publications
- If it doesn't feel right, it's probably not right
- Do your homework; go to the [HUD website](#) and use [PIH POST](#)
- Attend training sessions conducted by the local HUD office or outside vendors
- Complete the ["Know Your PHA" worksheet](#) to understand your agency better

# The Commissioner's Role: Support and Oversight of the ED

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Rely on the Executive Director and key executive staff for professional expertise.

○ This does not mean that you fail to:

- ask questions
- require supporting documentation
- monitor and evaluate performance
- institute corrective action when necessary

Refer resident and public concerns and complaints to the ED, not directly to PHA staff.

The Board speaks to the ED with **one voice**.

Do not attempt to perform the ED's job. When you intervene, you undermine the ED's authority.

- **Do not interfere in the day-to-day operations of the agency!**

# The Commissioner's Role: Support and Oversight of the ED

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## Setting goals:

Set annual goals for the agency and hold the Director accountable to those goals.

The results to be obtained should be clearly defined, measurable, and attainable.

Progress reports should occur at least quarterly.

## If the goals are not being met:

Determine the reasons for the gap between the planned goals and the current level of performance

Determine if the goals are realistic and the appropriate resources exist

Look for patterns and trends

Make sure the Board's performance is not part of the reason for the goals not being met

# The Commissioner's Role: Support and Oversight of the ED

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## Evaluating performance is critical!

- Formal performance evaluation tools should be in place for the ED.
- The ED should also have formal performance evaluation tools for all employees of the agency.
- A formal performance evaluation of the ED should occur at least once a year.
- The ED should ensure that all PHA employees receive a formal performance evaluation at least once a year.
- Provide feedback periodically so that employees can determine the level of their performance



# The Commissioner's Role: Support and Oversight of the ED

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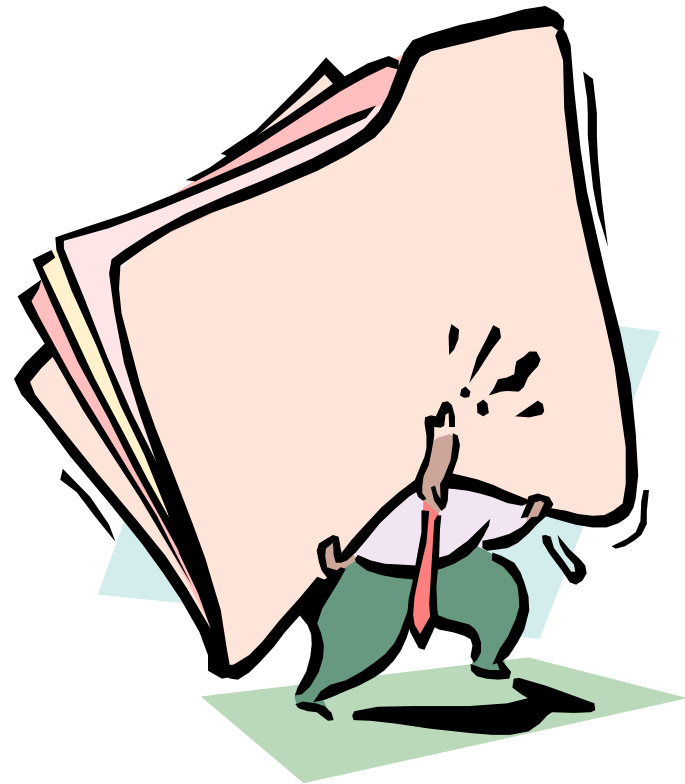
How do I evaluate the Director's performance?

- Public Housing Assessment System (PHAS) Score/Designation
- PH Occupancy Rate
- Condition of Public Housing Units (REAC NSPIRE inspection scores, etc.)
- Section Eight Management Assessment Program (SEMAP) Score/Designation
- HCV Utilization Rate (see [public-facing HCV dashboard](#))
- HUD Comprehensive/Management Review Reports
- IPA/OIG Audits
- Financial Reports/Audits

# The Commissioner's Role: Support and Oversight of the ED

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**If we do all  
of this,  
what does  
the ED do?**



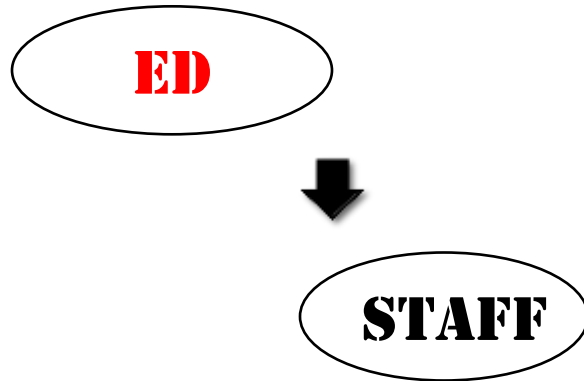
# The Executive Director's Role

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# The Executive Director's Role

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- I. Basic Responsibilities
- II. Leadership
- III. Vision and Information
- IV. Decision-making
- V. Management
- VI. Board Development
- VII. ED's role vs. Board's role

# The Executive Director's Role: Basic Responsibilities

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## What is the ED's Job?

- The ED must fill many shoes...
  - Public relations specialist (open-toe sandals)
  - Planner (Jellies)
  - Technical expert (Bo Jackson's)
  - Computer geek (Boots)
  - Mediator/Negotiator (Flip flops)
  - Communicator (Converse)
  - Finance Manager (Nike Air Jordan's)
  - Board Secretary (Stiletto)
  - Property Manager (Hard bottoms)
  - Leader (Pumps)



# The Executive Director's Role: Leadership

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Being a Leader does not exempt an ED from accountability

- The ED answers to the Board and must report to the board in a timely, accurate and concise manner

The ED promotes and advocates for the PHA and changes related to the PHA mission

Motivate employees and residents



# The Executive Director's Role: Vision and Information

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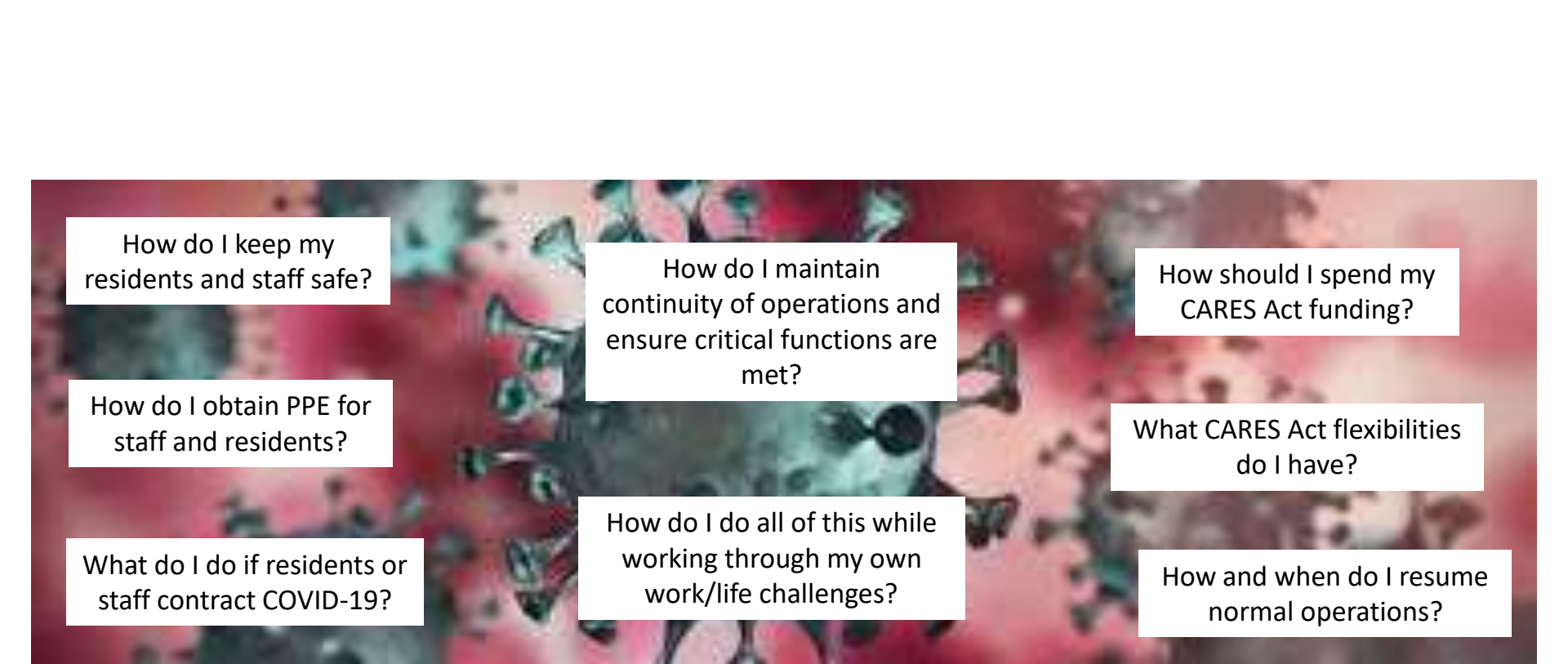
Keep the staff and the Board informed

Zoom in on the future for:

- Change opportunities
- Operations
- Capital Needs
- Population Changes
- Demand
- Community-at-large

The ED is the interface between:

- the Board and Employees
- the PHA and the community



How do I keep my residents and staff safe?

How do I obtain PPE for staff and residents?

What do I do if residents or staff contract COVID-19?

How do I maintain continuity of operations and ensure critical functions are met?

How do I do all of this while working through my own work/life challenges?

How should I spend my CARES Act funding?

What CARES Act flexibilities do I have?

How and when do I resume normal operations?

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# Example: COVID-19 Pandemic

How will HOTMA impact my PHA's operations?

# HOTMA

What software or other resources will my PHA need to fully implement HOTMA?

Housing Opportunities Through Modernization Act

ONE "HOT" TOPIC

What do I need to update in my ACOP and/or Admin Plan to comply with HOTMA?

## Final Rule

What training do I need to provide staff to implement requirements under HOTMA?

What questions pertaining to HOTMA do I need to do more research on or get clarification on?

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# EXAMPLE: HOTMA

# The Executive Director's Role: Decision-Making and Management

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## What type of decisions do EDs make?

- Formulate policies for board approval and executes board-approved policies
- Make planning recommendations
- Decides or guides courses of action in operations by staff

## The ED must be a good manager!

- Carries out day-to-day operations in all PHA programs
- Implements policies, plans and budgets
- Hires, evaluates, trains, and terminates staff
- Manages financial and physical resources

# The Executive Director's Role: Board Development

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Notifies appointing official  
of board vacancies

Makes recommendations  
and supports the board  
during orientation and  
onboarding of new  
members; seeks ongoing  
training opportunities for  
the board

Responsive to the board's  
evaluation of his/her  
performance



# The Executive Director's Role: ED vs. Board

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More than just an employee of the board:

- Valuable resource on all issues
- Should sit at the board table at meetings
- Should expect to make well-supported recommendations
- Implements policies
- Acts on the PHA's behalf

There should be a healthy relationship between the ED and the Board

- The relationship defines:
  - the PHA's Organizational Culture
  - rapport between the Board and the staff

The ED has one boss...**THE FULL BOARD.**

The ED is not responsible to each board member

- The board must speak with **one voice** when delegating, giving direction or asking for accountability.

# ED VS. Board Roles: Lines of Responsibility

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## COMMISSIONER

- Select and hire an Executive Director
- Evaluate Executive Director performance
- Approve by-laws, resolutions, policies and procedures
- Approve the authority's budget
- Set basic PHA policies
- Govern PHA

## EXECUTIVE DIRECTOR

- Manage the day-to-day operations of the PHA
- Hire, evaluate, train, and terminate staff
- Prepare operating budgets
- Resident selection
- Manage facilities and maintenance
- Develop and manage resident Programs
- Collect rents and enforce terms of leases
- Procure annual audit
- Advise Board of regulatory changes
- Execute Board approved policies

# Overview of HUD Programs

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# Housing Choice Voucher Program

# Housing Choice Voucher (HCV) Program

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PHA is responsible for subsidizing:

- The right families (eligibility)
- In the right units (meet Housing Quality Standards (HQS)/NSPIRE-V)
- At the right rents (reasonable)

Section 8 HCV is tenant-based

Families can choose their unit with the HCV program (if it meets HQS and rent reasonableness requirements)

The HCV program utilizes private market housing

# HCV Program

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PHA typically doesn't own housing units or manage property.

PHA is the program administrator, not the landlord or property manager.

HCV is a budget-based program, so PHA boards should monitor HCV budget authority utilization on a monthly basis to ensure high utilization rates.

Failure to optimally spend HCV budget authorities may result in permanent reductions in funding and poor program performance, leading to less families being served in your communities.



# HCV Program

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## The Process:

- Intake
  - Pre-application
  - Waiting list
  - Application Update
  - Verifications and Eligibility
- Lease-up/Move
  - Briefing & Voucher Issuance
  - RFTA & Lease Submitted
  - HQS/NSPIRE-V Inspection & Rent Reasonableness
  - Approval & Lease and HAP Execution
  - Moves and Portability

# Section Eight Management Assessment Program (SEMAP)

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SEMAP is HUD's performance measurement tool for the Housing Choice Voucher Program.

SEMAP measures 14 different indicators plus a bonus indicator.

A PHA self-certifies to HUD 60 days after the end of the fiscal year. The Field Office will then issue a score within 120 days after the end of fiscal the year.

High performers have a score above 90. Troubled performers have a score below 60.

Boards should track SEMAP performance indicators each month to gauge performance. Some PHAs use their reporting software to track these indicators regularly throughout the year.

[Understanding Section Eight Management Assessment Program \(SEMAP\) \(hudexchange.info\)](http://hudexchange.info)



# HCV Program

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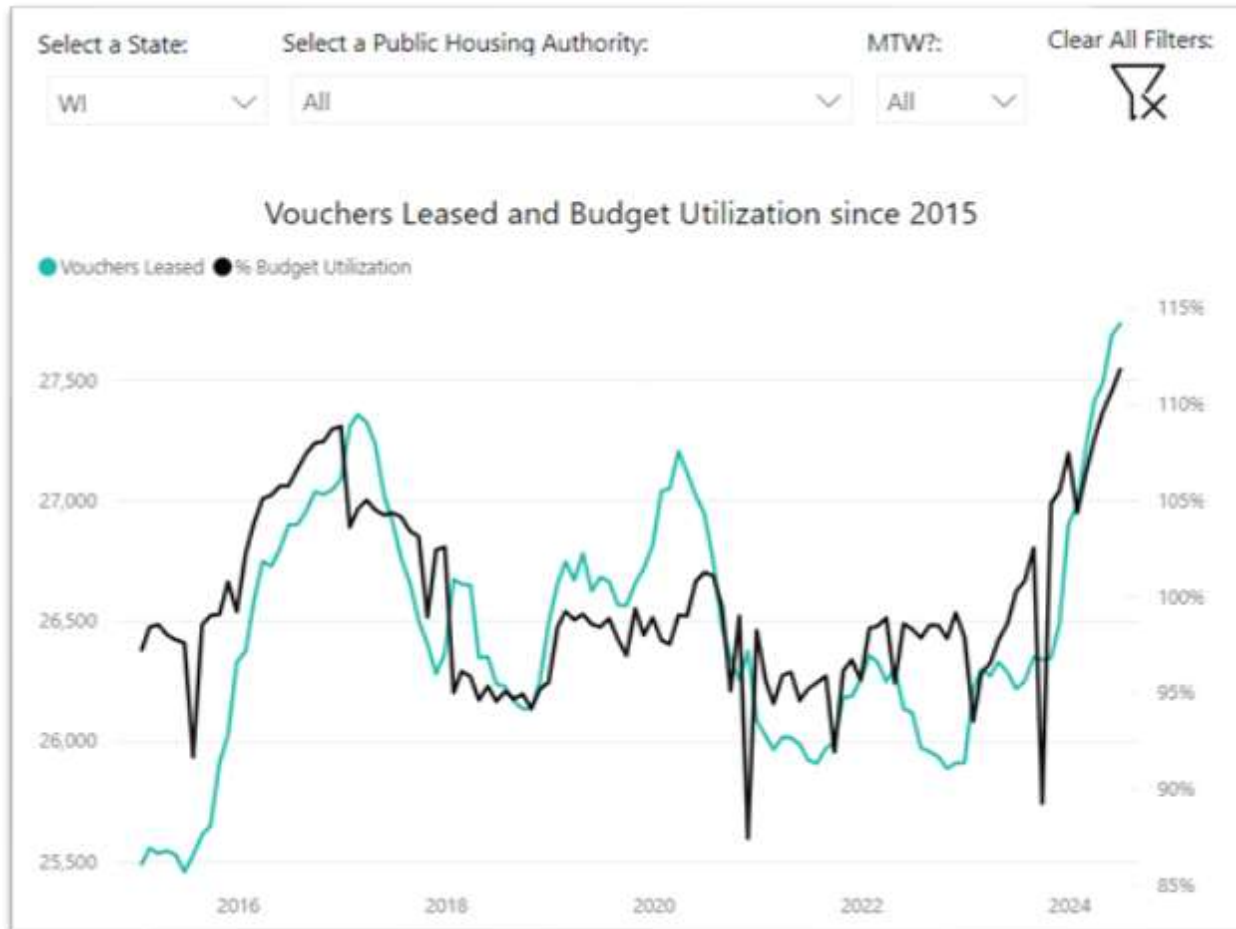
## HCV Program Policies and Procedures

- Section 8 Administrative Plan
- Payment Standards
- Occupancy Standards
- Section Eight Management Assessment Program (SEMAP)

HCV is a budget-based program, so utilization is primarily measured by percentage of all voucher funding used. Know your PHA's HCV Utilization Rate and track this each month! Check HUD's public-facing HCV dashboard every month to see your PHA's HCV utilization rate and other performance metrics:

<https://app.powerbigov.us/view?r=eyJrljoiM2Y2OTQ2MTAtODVhNC00YmM2LThhOWEtZWY4MGU5YWFmZDFmIiwidCI6IjYxNTUyNGM1LTlyZTktNGJjZC1hODkzLTExODBhNTNmYzdiMiJ9>

# HCV Utilization – HUD’s Top Priority for FY22-24



# HCV FY24 Goal: 100% HCV ABA Utilization

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**As part of HUD's Strategic Plan for FY22 – FY26, HUD is recommitting itself to the goal of full utilization of available HCV program funds to assist families.**

This goal will not be achieved overnight but will take several years of sustained effort.

Accordingly, the Strategic Plan for FY22 – FY26 sets out a goal of using 100% of new annual budget authority (ABA) by the end of FY 2024.

- For FY24, HUD has **exceeded this goal** nationally, and Wisconsin PHAs are leading the region at 115% ABA utilization.
- The FY25 priority goal will likely change (TBD).



# Public Housing Program

# Public Housing Program

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The most known form of subsidized low-income housing

Public Housing is project-based:

- Families live in the unit which has subsidy attached to it.

Housing Authorities own the land and buildings, and thus are both the program administrator and landlord

A family signs a lease with the PHA to form a legal relationship

# Public Housing Program

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## Asset Management:

- PHAs are now reviewed on a project basis
- Each project is held accountable for budgeting, accounting and management
- Projects are referred to as asset management projects (AMPs).
- AMPs are the PHA's designation of projects for purpose of project-based accounting, budgeting, management and performance assessment
- PHAs with less than 250 units can opt out

# Public Housing Program

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## The Process:

- Intake
  - Pre-application
  - Waiting list
  - Needs Assessment
  - Final Eligibility
  - Unit offer
- Lease-up
  - REAC Uniform Physical Condition Standards (UPCS) Inspection
  - Orientation
  - Approval & Lease Execution

# Public Housing Program

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## ■ Terminations

- A family's termination is voluntary or involuntary (eviction)
- PHA terminates for serious and repeated violations of lease and failure to meet program obligations
- PHA is mandated by HUD regulations to promptly move to terminate the lease for tenants who are unwilling or unable to abide by the lease
- Evictions are administered through civil court



# Public Housing Assessment Subsystem (PHAS)

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PHAS is the system that HUD uses to assess a PHA's performance in managing its low-rent public housing programs.

HUD uses a centralized system to collect individual subsystem scores using various sub indicators and produces a composite PHAS score representing PHA's performance management. PHAS uses a 100-point scoring system based on four subindicators:

- PASS (Physical Assessment Subsystem) – 40 points
- FASS (Financial Assessment Subsystem) – 25 points
- MASS (Management Assessment Subsystem) – 25 points
- CFP (Capital Fund Program) – 10 points

Scores below 60 result in a troubled designation. Scores of 90 points or above result in a high performer designation. Scores below 90 but above 60 are designated as a standard performer. If your PHA scores below 60 in any one indicator, you will be designated as a substandard performer.

[Understanding Public Housing Assessment System \(hudexchange.info\)](http://hudexchange.info)



## Facilities Management: Capital Fund Program (CFP)

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The Capital Fund provides annual funds to PHAs for the development, financing, and modernization of public housing developments and for management improvements.

Given this purpose, the Capital Fund must directly support public housing rental projects or residents under an ACC.

CFP Planning is key—make sure your agency has a recent PNA and plan your Capital Fund spending accordingly.

The funds may not be used for luxury improvements, direct social services, costs funded by other HUD programs, and ineligible activities as determined by HUD on a case-by-case basis.

# Facilities Management: Capital Fund Program (CFP)

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## Eligible Activities include:

Development, financing, and modernization of public housing projects (redesign, reconstruction, and accessibility improvements);

Development of mixed-finance projects;

Vacancy reduction;

Deferred maintenance needs and the replacement of obsolete utility systems and dwelling equipment;

Planned code compliance;

Demolition and replacement of units;



# Facilities Management: Capital Fund Program (CFP)

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## Eligible Activities (cont):

Homeownership activities;

Resident relocation;

Security and safety of residents;

Capital expenditure to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents and to improve resident participation;

Management improvements; and

Transfers of funds to operations.

# Facilities Management: Maintenance & Inspections

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All occupied units and/or units available for occupancy are required to be inspected.

- This includes units used for non-dwelling purposes, those occupied by an employee, and those used for resident services.

~~PHAs are required to conduct unit inspections using the HUD Uniform Physical Condition Standards (UPCS) set forth in 24 CFR part 5, subpart G. NPSIRE inspection standards.~~

~~The CARES Act waiver for annual PH unit inspections was not extended. Therefore, PHAs must complete their annual PH unit inspections for all units by the end of calendar year 2021.~~

# National Standards for the Physical Inspection of Real Estate (NSPIRE) Demonstration

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In 2019, HUD began a demonstration program to reexamine its 20-year old inspection process. The NSPIRE Demonstration tested and refined the standards and processes in the NSPIRE model designed to improve the objectivity and accuracy of HUD's physical inspection assessment.

The purpose of NSPIRE is to reduce regulatory burden and improve HUD oversight through the alignment and consolidation of the inspection regulations used to evaluate HUD housing across multiple programs, which are currently evaluating housing quality through differing standards, protocols, and frequencies.

The NSPIRE Scoring Notice for Public Housing was published on July 7<sup>th</sup>, 2023 and the NSPIRE Administrative Procedures for HCV programs was published on August 9<sup>th</sup> 2024.

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/react/nspire](https://www.hud.gov/program_offices/public_indian_housing/react/nspire)

**The Buck Stops here**



# Resources

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**HUD's free Lead the Way Board training and resources:**

<https://www.hudexchange.info/trainings/courses/lead-the-way-pha-governance-and-financial-management/resources/>

**HUD OIG's Primer for PHA Commissioners:**

<https://www.hudoig.gov/sites/default/files/images/Primer%20for%20PHA%20Commissioners.pdf>

**HUD OIG's Procurement and Contracting – Five Ground Rules for EDs and Commissioners:**

<https://www.hudoig.gov/sites/default/files/Procurement%20Integrity%20Bulletin%20V7.pdf>

**Wisconsin Statutes Chapter 66, Subchapter XII [66.1201-66.1213] governing Housing Authorities:** <https://docs.legis.wisconsin.gov/statutes/statutes/66/XII/1201>

**Wisconsin Statutes Chapter 19, Subchapter V [19.81-19.98] Open Meetings Law:**

<https://docs.legis.wisconsin.gov/statutes/statutes/19/V/81>

**Wisconsin DOJ Open Meetings Law Compliance Guide:**

<https://www.doj.state.wi.us/sites/default/files/office-open-government/Resources/OML-GUIDE.pdf>

**PIH One Stop Tool (POST) for PHAs:**

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/post](https://www.hud.gov/program_offices/public_indian_housing/post)



# Questions

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