

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or 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.					
A.1	PHA Name: The Community Development Authority PHA Code: WI-003 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 774 Number of Housing Choice Vouchers (HCVs): 1891 Total Combined Units/Vouchers: 2665 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA 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	
					PH	HCV
	Lead PHA:					

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p>X <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs (CDA Wait List data only)</p> <p><input type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>X <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> X Rent Determination.</p> <p>X <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> X Grievance Procedures.</p> <p>X <input type="checkbox"/> Homeownership Programs.</p> <p>X <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p>X <input type="checkbox"/> Safety and Crime Prevention.</p> <p>X <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> X Asset Management.</p> <p><input type="checkbox"/> X Substantial Deviation.</p> <p>X <input 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>See Plan Element revisions</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>See Deconcentration Policy</p>
B.2	<p>New Activities.</p> <p>(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</p> <p>X <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p>X <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p>X <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> X Designated Housing for Elderly and/or Disabled Families.</p> <p>X <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p>X <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> X Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> X Occupancy by Police Officers.</p> <p>X <input type="checkbox"/> Non-Smoking Policies.</p> <p>X <input type="checkbox"/> Project-Based Vouchers.</p> <p>X <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p>X <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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>See New Activities</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Progress Report</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
B.7	<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>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>See attached HUD-50075.1, Annual Statement/Performance and Evaluation Reports</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See attached HUD 50075.2, Capital Fund Program Five Year Action Plan approved by HUD on 5/13/2014.</p>

B.1. Revision of PHA Plan Elements

Housing Needs

The City of Madison's housing needs are overwhelmingly driven by a mismatch between income and housing cost, resulting in high levels of housing cost burden. Housing cost burden is prevalent among non-family renter households with income below 30% of Area Median Income. The HUD Area Median Family Income (HAMFI) for the Madison, Wisconsin metro area is \$85,200 for a family of 4.

Housing Needs Assessment - Household Type By Income

Number of Households	Percentage by HUD Area Median Family Income (HAMFI)				
	0-30% HAMFI	>30%-50% HAMFI	>50%-80% HAMFI	>80%-100% HAMFI	>100% HAMFI
Total Households *	17%	12%	17%	11%	44%
Small Family Households (2-4 people)*	9%	9%	12%	10%	60%
Large Family Households (5 or more people) *	13%	12%	17%	13%	44%
Household contains at least one person 62-74 years of age	9%	9%	17%	10%	55%
Household contains at least one person age 75 or older	11%	19%	18%	12%	40%
Households with one or more children 6 years old or younger *	15%	14%	19%	14%	38%

* The highest income category for these family types is >80% HAMFI

Renter Housing Problems - Cost Burdened > 30% - By Income and Type

(Paying more than 30% of income toward rent)

Cost Burden > 30%	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI
NUMBER OF HOUSEHOLDS			
Small Related	50%	36%	14%
Large Related	67%	28%	5%
Elderly	42%	40%	18%
Other	59%	26%	15%
Total need by income	56%	30%	14%

Renter Housing Problems - Severely Cost Burdened > 50% - By Income and Type

(Paying more than 50% of income toward rent)

Cost Burden > 30%	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI
NUMBER OF HOUSEHOLDS			
Small Related	79%	20%	1%
Large Related	88%	12%	0%
Elderly	66%	31%	3%
Other	86%	12%	2%
Total need by income	83%	15%	2%

Data Source: 2006-2010 CHAS

Renter Housing Problems – Crowding By Income and Type

(More than one person per room)

Crowding	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI	>80%-100% AMFI
NUMBER OF HOUSEHOLDS				
Single family households	57%	13%	18%	12%
Multiple, unrelated family households	15%	70%	15%	0%
Other, non-family households	34%	22%	25%	19%
Total need by income	47%	20%	20%	13%

Disproportionately Greater Need: Housing Cost Burdens

Housing Cost Burden	<=30%	30%-50%	>50%
Jurisdiction as a whole	60%	20%	20%
White	63%	19%	18%
Black / African American	43%	20%	37%
Asian	51%	18%	31%
American Indian, Alaska Native	68%	20%	12%
Pacific Islander	0%	0%	0%
Hispanic	57%	20%	23%

Needs of Elderly / Disabled

Per the 2010 Census, 22,383 people (9.6% of the City of Madison population) were 65 years of age or older. According to the American Community Survey, the 2012 national average for adults, age 18 to 64 with at least one disability, was 10.1%. This compares to 6.7% for residents of the City of Madison.

Data Source: 2006-2010 CHAS

Disproportionately Greater Need: Housing Problems

Assessment of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. The four housing problems are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than one person per room; 4.) Cost burden greater than 30%.

Housing Problems	Has one or more of four housing problems	%	Has none of the four housing problems	%
0% - 30% AMI				
Jurisdiction as a whole	15,490	88%	2,155	12%
White	10,975	89%	1,315	11%
Black/African American	1,970	92%	175	8%
Asian	1,460	76%	455	24%
American Indian, Alaska Native	24	71%	10	29%
Pacific Islander	-	0%	-	0%
Hispanic	695	91%	70	9%
>30% - 50% AMI				
Jurisdiction as a whole	9,425	79%	2,490	21%
White	7,775	79%	2,050	21%
Black/African American	640	75%	215	25%
Asian	375	80%	95	20%
American Indian, Alaska Native	20	45%	24	55%
Pacific Islander	-	0%	-	0%
Hispanic	450	80%	110	20%
>50% - 80% AMI				
Jurisdiction as a whole	7,460	42%	10,190	58%
White	6,095	43%	8,195	57%
Black/African American	280	30%	655	70%
Asian	540	55%	435	45%
American Indian, Alaska Native	10	33%	20	67%
Pacific Islander	-	0%	-	0%
Hispanic	375	34%	725	66%
>80% - 100% AMI				
Jurisdiction as a whole	2,975	26%	8,570	74%
White	2,635	26%	7,340	74%
Black/African American	40	10%	370	90%
Asian	105	24%	325	76%
American Indian, Alaska Native	4	14%	25	86%
Pacific Islander	-	0%	-	0%
Hispanic	160	26%	450	74%

For household with income under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with income above 50% of AMI, African American households have significantly lower rates of housing problems than White, Asian, or Hispanic households.

Data Source: 2006-2010 CHAS

Disproportionately Greater Need: Severe Housing Problems

Assessment of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. The four housing problems are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than one person per room; 4.) Cost burden greater than 50%.

Housing Problems	Has one or more of four housing problems	%	Has none of the four housing problems	%
0% - 30% AMI				
Jurisdiction as a whole	14,010	79%	3,635	21%
White	9,980	81%	2,305	19%
Black/African American	1,690	79%	455	21%
Asian	1,310	68%	605	32%
American Indian, Alaska Native	24	71%	10	29%
Pacific Islander	-	0%	-	0%
Hispanic	630	82%	135	18%
>30% - 50% AMI				
Jurisdiction as a whole	3,995	34%	7,920	66%
White	3,255	33%	6,575	67%
Black/African American	275	32%	575	68%
Asian	185	40%	280	60%
American Indian, Alaska Native	-	0%	44	100%
Pacific Islander	-	0%	-	0%
Hispanic	260	46%	300	54%
>50% - 80% AMI				
Jurisdiction as a whole	1,955	11%	15,695	89%
White	1,390	10%	12,900	90%
Black/African American	110	12%	825	88%
Asian	290	30%	685	70%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	155	14%	945	86%
>80% - 100% AMI				
Jurisdiction as a whole	355	3%	11,190	97%
White	230	2%	9,745	98%
Black/African American	4	1%	405	99%
Asian	70	16%	360	84%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	50	8%	560	92%

For households with incomes under 30% of AMI, the vast majority of households have one or more severe housing problems, regardless of race or ethnicity. However, for households with income above 30% of AMI, Asian and Hispanic households have significantly higher rates of severe housing problems

Data Source: 2006-2010 CHAS

Housing Needs – CDA Wait Lists as of 8/01/2017

CDA Wait Lists Statistical Summary

	Public Housing		Multifamily Housing		Section 8	
	# of Families	% of total families	# of Families	% of total families	# of Families	% of total families
WAIT LIST TOTAL	1564		1160		1518	
INCOME QUALIFICATIONS						
Extremely low income (<=30% AMI)	1373	87.79%	1035	89.22%	1253	82.54%
Very low income (>30% but <=50% AMI)	171	10.93%	109	9.40%	242	15.94%
Low income (>50% but <80% AMI)	20	1.28%	16	1.38%	23	1.52%
FAMILY COMPOSITION						
Families with children	1220	78.01%	243	20.95%	1064	70.09%
Elderly Families	97	6.20%	264	22.76%	37	2.44%
Families with Disabilities	201	12.85%	623	53.71%	128	8.43%
Single	46	2.94%	30	2.59%	289	19.04%
RACE						
African American	1029	65.79%	543	46.81%	1285	84.65%
White	466	29.80%	567	48.88%	201	13.24%
Asian	47	3.01%	26	2.24%	8	0.53%
American Indian/Alaska Native	9	0.58%	7	0.60%	4	0.26%
Native Hawaiian/Other Pacific Islander	6	0.38%	4	0.34%	4	0.26%
Not Assigned	7	0.45%	13	1.12%	16	1.05%
ETHNICITY						
Hispanic or Latino	107	6.84%	46	3.97%	53	3.49%
Not Assigned	0	0.00%	0	0.00%	0	0.00%
Not Hispanic or Latino	1457	93.16%	1114	96.03%	1465	96.51%

CDA Wait Lists By Bedroom Size

Bedroom Size	Public Housing	% of total Wait List	Multifamily Housing	% of total Wait List
One-Bedroom	311	19.88%	897	77.33%
Two-Bedroom	762	48.72%	243	20.95%
Three-Bedroom	319	20.40%	20	1.72%
Four-Bedroom	148	9.46%	0	0.00%
Five-Bedroom	24	1.53%	0	0.00%

Deconcentration Policy

The CDA will determine the average income of all families in all covered developments on an annual basis. The CDA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis. For developments outside the Established Income Range (EIR) the CDA will take the following actions to provide for deconcentration of poverty and income mixing:

- Provide incentives to encourage families to accept units in developments where their income level is needed, including rent incentives or added amenities. The CDA may offer one or more incentives for a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner
- Identify any impediments to fair housing within the program and use affirmative marketing plans to encourage families to accept units in developments where their income level is needed
- Target investment and capital improvements toward developments with an average income below the established income range (EIR) to encourage families with incomes above the EIR to accept units in those developments
- Skip a family on the waiting list to reach another family with income above the EIR. Skipping families for deconcentration purposes will be applied uniformly to all families. A family will have the sole discretion whether to accept an offer of a unit made under the CDA's deconcentration policy. The CDA will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the CDA's deconcentration policy. However, the CDA will uniformly limit the number of offers received by applicants [and transfer families] as described in the CDA's Admissions and Continued Occupancy, Tenant Selection, policy
- Assign transfers for a designated project that will contribute to the CDA's deconcentration goals
- Provide other strategies permitted by statute and determined by the CDA in consultation with the community through the annual plan process to be responsive to local needs and CDA strategic objectives

Financial Resources

Statement of Financial Resources		
Sources	Planned \$	Planned Uses
1. Federal Grants (2017)		
a.) Public Housing Operating Fund	\$ 1,320,460	
b.) Public Housing Capital Fund	\$ 1,116,675	
c.) Section 8 Housing Assistance Payments	\$12,832,579	
d.) Section 8 Administrative Fund	\$ 1,100,445	
e.) Multifamily Housing Assistance Payments	\$ 842,118	
f.) Section 8 Family Self-Sufficiency Grant	\$ -0-	Section 8 FSS Program Services
g.) Multifamily Housing Service Coordinator Grant	\$ 154,560	Multifamily Resident Services
h.) Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)	\$ 72,088	Public Housing Resident Services
2. Prior Year Federal Grants (Unobligated Funds Only)	\$ 577,886	Public Housing Capital Improvements
3. Public and Multifamily Housing Dwelling Rental Income	\$ 3,128,783	Public and Multifamily Housing Operations
4. Other Non-Dwelling Income	\$ 339,209	Public and Multifamily Housing Operations
5. Non-Federal Sources		
a.) City of Madison General Fund	\$ 174,219	PHA Operations

Significant Amendment / Modification

CDA Substantial Deviation Criteria

The Annual Plan, along with other documents required by HUD (e.g. Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies, etc.) are valuable tools in explaining to the public, the CDA's policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made to help clarify these policies and procedures. Situations can arise that were not anticipated and these revisions can help to clarify what was implied or understood by the Housing Authority. Also, some administrative procedures are outlined in the CDA's policies and these can be modified to improve efficiencies. A significant amendment or substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein; and a significant amendment or substantial deviation would be a change which was completely contradictory to existing policies and had a potentially substantial impact on a significant number of program participants and or applicants.

The CDA plans to revise the following Section 8 Housing Choice Voucher Program Administrative Plan Policy:

Family Unification Program and Family Self-Sufficiency Demonstration

This policy change will extend the 36-month time limit on rental assistance for FUP youth to the length of the FSS contract.

Move Up Preference

The CDA may create a "Moving Up" preference for a limited number of families who reside in Permanent Supportive Housing and who were previously homeless prior to entering Permanent Supportive Housing but who no longer need that level of supportive services.

The CDA plans to revise the following Public Housing Admissions and Continued Occupancy Policy:

Pet Deposits and Fees for General Occupancy Developments

The CDA will raise its current non-refundable pet fee to \$25 per month. Non-refundable pet fees cover the operating costs to the Public Housing development related to the presence of pets (i.e. repairs, replacements, cleaning, fumigation, etc.). Pet fees are billed on a monthly basis and are not part of rent payable by the resident. The non-refundable pet fee applies to all residents who started program participation on or after January 1, 2013 and does not include elderly/disabled designated properties. Tenants who are elderly or disabled are exempt from non-refundable pet fees.

B.2 New Activities

The CDA will continue to set goals addressing objectives that increase and expand the CDA's supply of assisted housing. The CDA's Long Range Planning Committee has recommended redevelopment and/or replacement of existing CDA Public Housing, and the CDA will continue to follow those recommendations, as well as continue to identify sites for renovation or disposition. The CDA will focus on income generating opportunities and pursue renovation and rehabilitation of CDA Public Housing through available funding, including Capital Funds, Hope VI, Choice Neighborhoods, Tax Credit programs, and Rental Assistance Demonstration conversions. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development. Potential sites for renovation and rehabilitation include, but are not limited to Truax, Baird Fisher, Webb Rethke, The Triangle, Romnes Apartments, and Scattered Site East and West Housing.

The Triangle is one site currently being evaluated for its future needs. In 2015, The City of Madison Planning Division conducted visioning and sustainable design workshops with Triangle neighborhood residents and other stakeholders in the area through a City EPA grant. The Triangle neighborhood was examined for potential design improvements to make the neighborhood and park more accessible for people of all abilities, to provide more plants and trees to address environmental and water quality issue of Monona Bay, and to support community recreational activities. This project initiative resulted in a final report entitled [Greening America's Capitals: Brittingham – Triangle Green Project Report](#). In February of 2016, the CDA created a draft Triangle Strategic Plan, which included an assessment of the current and future needs of the site. Based on the CDA's assessment and research, the CDA established a list of several broad goals for a Triangle Master Plan and multi-phase redevelopment, including building on the strengths of the site while improving the housing stock, building connections to the greater neighborhood, and broadening the range of housing options to ensure that the Triangle continues to service its residents in the future. In June of 2017, the City of Madison Planning Division initiated its neighborhood review process for the Triangle Monona Bay Neighborhood Plan. Under this City planning process, the entire neighborhood area will be analyzed, including CDA Triangle properties and the surrounding neighborhood. Existing conditions will be studied through data, trends, issues, and opportunities. The City will utilize a planning strategy to include public awareness, education, engagement, and input from key stakeholders on future land use concepts and identify concerns raised by residents of the Triangle site. An ad-hoc steering committee will also be formed, and will include three (3) CDA Triangle residents. As the City of Madison's Triangle and Monona Bay Neighborhood plan is completed in 2018, the CDA will develop redevelopment strategies, structure financing, and apply for available funding, including federal Section 42 Low-Income Housing tax credits for the start of multi-phased redevelopment at the Triangle site.

The Truax Park Apartments site has undergone phased redevelopment pursuant to the 2009 Master Plan and Site Development Study, with Phase 1 completed in 2011 and Phase 2 redevelopment completed in 2015. There remains 28 units at the development, which are located on Wright Street and are known as "A-Site." The CDA intends to develop a Phase 3 redevelopment strategy to include these 28 units, and the CDA will submit an application to HUD for the disposition and demolition of these Public Housing units. The CDA will also apply for available funding in 2017, including an application for federal Section 42 Low-Income Housing tax credits. "A-Site" will be redeveloped through a mixed finance development method, and this method will allow financing for the construction of new Public Housing, which is in the best interest of CDA residents.

The CDA has identified Four (4) functionally obsolete units at its West Scattered Site for redevelopment. These units are located on Theresa Terrace, in a neighborhood with concentrations of poverty. Two of the units are already off-line with HUD due to needed repairs. The CDA intends to tear down this low-income Public Housing and replace it with quality, low-income housing with a priority to move-in existing neighborhood residents. The CDA will develop a redevelopment strategy for the site, structure financing, and apply for available funding, including federal Section 42 Low-Income Housing tax credits in 2018.

Rental Assistance Demonstration (RAD) is also being review by the CDA as a possible option for the CDA's Public Housing developments. RAD was designed by HUD to assist in addressing capital needs of Public Housing by providing the housing authority with access to private sources of capital to repair and preserve its affordable housing assets. A RAD conversion would allow the CDA to leverage existing funds to secure additional private and other funding. This new funding would be used to undertake long-deferred capital improvements and, in instances where transfer of assistance is involved, to construct new affordable housing units. Under a RAD conversion, Public Housing units would either convert into Project-Based Voucher (PBV) units or Project-Based Rental Assistance (PBRA) units.

In an effort to expand and improve the supply of affordable rental units, the CDA has demolished old Public Housing units to build new Public Housing units, specifically, at Truax Park Apartments. The CDA may demolish or disposition one or more Public Housing units or an entire development or portion of a project if the CDA finds the unit(s) to be functionally obsolete as to physical condition, location, or other factors that would cause the Public Housing to be unsuitable for housing purposes, and no reasonable program modifications would be cost-effective to return the particular Public Housing unit(s) to its useful life. The CDA may also pursue demolition or disposition if changes in neighborhood or location adversely affects the health or safety of the tenants or feasible operation by the CDA, and disposition will allow the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as lower income housing and that will preserve the total amount of lower income housing stock available in the community. The CDA will collaborate with HUD to increase the number of occupied Public Housing units in the CDA's portfolio, including re-occupying modernized and vacant units. Units undergoing modernization require the unit to become vacant to accomplish the capital improvements. Once the work (requiring the unit to be vacant) has been completed, the unit can be re-occupied by an eligible family.

The CDA plans to implement a Section 32 Homeownership Program in 2017, through an amendment to its 2017 Annual Plan and upon approval by HUD. The Quality Housing and Work Responsibility Act (QHWRA) permits Public Housing Authorities to make Public Housing units available for purchase by low-income families. The CDA's Section 32 Homeownership Program intends to assist people who live in CDA Public Housing units, or people who would qualify for Public Housing based on their income. This homeownership program could benefit low-income people who are not currently in Public Housing, such as someone on the CDA's Section 8 rental assistance program, but who qualify based on Public Housing income limits. Under this new initiative, the CDA would make up to 128 of its West scattered site units available for homeownership, as these units cost more to operate as Public Housing and represent an inefficient allocation of housing resources within the CDA. The CDA intends to make sure the sale of a Public Housing property leads to the creation of more units of Public Housing. Proceeds from a sale under the Section 32 Homeownership Program would be used for the redevelopment of other CDA Public Housing. The CDA currently has a Public Housing unit inventory over the HUD Faircloth limit. Faircloth is an amendment to the United States Housing Act of 1937 and limits the number of Public Housing units under a Public Housing Authority. The CDA is currently eight (8) units over the HUD Faircloth limit due to the creation of additional Public Housing units under Truax Phase 2 redevelopment. The sale of eight Public Housing scattered site units would reduce the CDA's current inventory to meet HUD's Faircloth limit on the number of units allowed under the Public Housing Program.

As a subcomponent of the CDA's Section 8 tenant-based assistance program, the CDA has established a Section 8 Project-Based Voucher (PBV) program to further its overall housing strategy. The City of Madison has also committed to building permanent supportive housing for chronically homeless. Therefore, in 2016, the CDA assigned 27 vouchers to the Rethke Permanent Supportive Housing development, with 25 of those PBVs as VASH PBVs for chronically homeless veterans. In 2018, the CDA plans to issue 20 PBVs at the Tree Lane Permanent Supportive Housing Development; and the CDA has agreed to issue another 20 PBVs for the City of Madison's third permanent supportive housing project for homeless, which is expected to be built in 2019. The CDA will continue to use PBVs and explore options where PBVs may be used in developing affordable housing and for special needs housing. The CDA will also exercise a moratorium on the right to move under the PBV program, should Section 8 utilization reflect such need.

The CDA provides support to its Triangle site residents through two Service Coordinators under HUD's Multifamily Housing Service Coordinator program. The Service Coordinators provide a link to supportive services for disabled and elderly residents. The CDA will continue to look into ways to expand support where residents have chronic and complex conditions, have a range of needed services, and need improvements in the delivery of that care. The delivery of services might arrive through a contracted arrangement with managed care organizations (HMO's) under Medicaid.

The CDA may pursue an application for other Capital Grant programs, including the Capital Fund Community Facilities Grants (CFCF) and the Capital Fund Emergency Safety and Security Program. If granted, CFCF would provide capital funds to the CDA for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and/or job training programs for CDA Public Housing residents. The CDA may also use CFCF program funds to rehabilitate existing community facilities that will offer comprehensive integrated services to help CDA Public Housing residents achieve better educational and economic outcomes resulting in long-term economic self-sufficiency. If granted, the Capital Fund Emergency Safety and Security Program funds would provide the CDA with support in addressing safety and security threats posing a risk to the health and safety of Public Housing residents.

Under the Family Unification Program (FUP), 36 months of housing assistance is provided to youth who are aging out of foster care. The Family Self-Sufficiency Program (FSS) provides an opportunity for a Section 8 voucher participant to reduce their dependency on welfare assistance and rental subsidies through services and resources provided through the CDA. The CDA will be participating in HUD's Family Unification Program and Family Self-Sufficiency Demonstration, which combines FUP vouchers for youth with assistance under FSS. The program provides housing stability, by extending the 36-month time limit on rental assistance to the length of the FSS contract. The goal is to expand opportunities for FUP youth to become self-sufficient and transition into independent living and adulthood. Another expected benefit of participating in this HUD demonstration, is that it should reduce turnover rates. This is also an opportunity for the CDA to expand on their existing relationship to align and leverage resources. The CDA has updated its FSS Action Plan and will accept participants for the demonstration until notified by HUD.

The CDA will explore the implementation of a program to allow ex-offenders to join Section 8 households when there is an established re-entry program under agreement between the CDA and a nonprofit partner who provides essential supportive services (i.e. MUM.) As ex-offenders attempt to re-integrate into the community, they face many challenges including housing barriers, which increases the risk of homelessness and possible recidivism; and the families of ex-offenders face collateral consequences because of the individuals' previous incarceration. This initiative will help to reunite families, and will contribute to HUD's goal of helping ex-offenders gain access to a stable life, by combining an essential continuum of supportive services with an immediate need for housing.

The CDA is considering adopting a "moving up" option within its Section 8 Housing Choice Voucher (HCV) program, which would provide HCV assistance to a limited number of families who reside in Permanent Supportive Housing. As allowed by HUD, a Public Housing Authority (PHA) may have a preference for individuals and families transitioning, or "moving up," from Permanent Supportive Housing (PSH) units, which HUD defines as persons that were previously homeless prior to entry into the PSH program, but who no longer need that level of supportive services. While these persons would not be considered homeless for reporting purposes to HUD, creating such a "move up" preference will contribute significantly to the community's overall efforts to end homelessness by freeing up units for currently homeless families and individuals with disabilities who need housing combined with services.

In 2016, HUD approved the CDA's modification plans to convert its centralized Public Housing wait list to site-based wait lists. The CDA will continue to work on the conversion through 2017 and into 2018. Site-based wait lists will provide a broad range of applicants with residential choice in building, development, or neighborhood. Site based wait lists will reduce the need for low-income families to have to take the least desirable location, will make the process more efficient for both the applicant and CDA staff, and should help to reduce unit turnover due to resident dissatisfaction with their assigned housing. This wait list initiative will involve communications to applicants regarding each development, such as location, size of accessible units, amenities, security, transportation, and training programs. The CDA will continue to use date-and-time of application and preferences for ranking applicants on a site-based wait list.

In 2014, the CDA implemented a web-based application tool which allows people to apply to any open CDA wait list 24/7 from any device with internet access. The CDA intends to expand its technology plans, and the CDA is currently reviewing additional modules to add to its current database software, including portals for access by applicants, program participants, and landlords. Such portals allow for speedy electronic communications, as well as another avenue for the delivery of required paperwork, which will reduce paper usage. The CDA is also reviewing a module which will allow some program participants to complete their annual recertification via a computer. This streamlined process would reduce the number of visits a program participant would have to make to a CDA office.

The CDA completed a data inventory in 2017, as part of the City of Madison's data catalog and publishing initiative. Data management supports quality services and effective decision-making. Prioritized datasets established for public release include Section 8 Utility Allowance Schedules, Section 8 Payment Standards, and Section 8 Vacancy Listings. The CDA will continue to review any high demand, public datasets and work with the City of Madison for publishing, however, keeping in compliance with HUD rules and regulations regarding confidentiality.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5 5-Year and/or ^ Annual PHA Plan for the PHA fiscal year beginning 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41; Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Community Development Authority _____

PHA Name

WI-003 _____

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2018

☐ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Dean Brasser

Title

CDA Board Chairperson

Signature



Date

8/17/17

B.5 Progress Report

Increase and Expand the Supply of Assisted Housing

The CDA relies on a number of resources to identify the greatest needs for assisted housing. These sources include the City of Madison's consolidated plan, Impediments to Fair Housing report, and Madison's Biennial Housing Report, as well as CDA vacancy and wait list data. The CDA works collaboratively with the CDA redevelopment team, other City Departments, Madison's Housing Strategy Committee, and local agencies by linking CDA housing programs to increase and expand the supply of assisted housing.

To address the housing needs of low-income families in the City of Madison, the CDA continues to lease, manage, and maintain CDA Public Housing and Multifamily Housing units and continues to look for ways to preserve the existing assisted housing units by prolonging its useful life and affordability. The CDA also continues to investigate redevelopment strategies for each of its East, West, and Triangle Public Housing sites to increase the number of affordable housing units.

In 2017, the CDA continued to issue Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Project-Based Voucher (PBV) assistance payments on behalf of Section 8 program participants. Section 8 payment standards are reviewed by the CDA annually to determine the appropriate levels for dispersion and utilization, as well as the success rate for finding suitable housing by participating families. In 2017, the CDA reduced the payment standards to slightly below 100% of the HUD Fair Market Rents (FMR) to allow the maximum number of families to receive assistance. The CDA also continues to market the Section 8 program to owners as an effort to ensure a successful voucher lease-up rate. No new tenant-based Section 8 vouchers were distributed in 2017. However, the CDA continues to issue VASH and FUP vouchers to maximize utilization under those programs. Starting in August of 2017, PBV program participants will be able to exercise their right to move with a tenant-based Section 8 voucher upon completing 12 months of participation at their respective PBV property, as the CDA has lifted their moratorium on the right to move. The CDA continues to apply for additional Section 8 funding, if such HUD funding opportunities are available.

Improve Quality of Assisted Housing and Quality of Life

CDA Staff are committed to quality work practices, enhancing customer service, and strive to improve the quality of life for program participants. Through the HUD Service Coordinator grant, the CDA continues to maintain two Resident Service Coordinators at the CDA's Triangle Site. Resident Service Coordinators assess the needs of elderly and disabled residents and coordinate available supportive services to improve living conditions, so that those residents can continue to live in place, independently.

Through a HUD mandate and effective January of 2018, the CDA implemented a "Smoke Free Housing" policy to improve indoor air quality in CDA housing. Smoke free housing will benefit the health of Public Housing residents and Public Housing staff, reduce the risk of catastrophic fires, and lower overall maintenance costs. Under the CDA's new smoke-free housing policy, tobacco products will be prohibited in Public Housing. The CDA intends to have new Public Housing leases implemented by HUD's deadline of January, 2018. The Madison and Dane County Public Health Department have provided educational presentations to CDA residents throughout 2017, including information on smoking cessation.

The CDA has taken adequate safety and security measures to minimize crime and to avoid costly emergency situations at its Public Housing developments. In addition, the CDA submitted a grant application to HUD in 2017 for \$250,000 in Capital Fund Emergency Safety and Security Program grant funding. HUD has not yet released who will receive an award under this grant application. If granted, the CDA intends to use these capital funds to address safety and security needs with the implementation of security camera equipment at the CDA's Truax, Webb/Rethke, and Romnes Public Housing developments.

In 2017, the CDA entered into a twelve-month agreement with several non-profits for the use of 28 units at Truax Park for Rapid Re-Housing. Under this program, the YWCA, The Road Home, and the United Way are providing rent assistance and intensive, broad-based case management services at this CDA site, with property management provided by Meridian. This agreement will end on December 31, 2017, so that the CDA may move toward Phase 3 redevelopment at Truax Park Apartments. Depending on the timeline, the CDA may re-rent these 28 units under the Public Housing program until the CDA receives approval from HUD for demolition/disposition.

Upon receiving HUD approval, the CDA completed the sale of one Public Housing unit on Marconi Avenue. Deemed a casualty loss, this single-family house had suffered extensive damage by a Public Housing resident. The home was purchased by Habitat for Humanity, who will repair and rehab the unit, and then sell the unit to a low-income family.

The CDA continues to operate a Section 8 Project-Based Voucher (PBV) program, with project-based vouchers at the following communities:

- Burr Oaks Senior Housing – 30 PBVs
- Housing Initiatives – 5 PBVs
- Independent Living – 6 PBVs
- Pinney Lane Apartments (Movin' Out) – 8 PBVs
- Porchlight Permanent Family Housing – 8 PBVs
- Porchlight at Truax – 8 PBVs
- Prairie Crossing Apartments (Project Home) – 20 PBVs
- Rethke Terrace – 2 PBVs and 25 VASH PBVs
- Revival Ridge Apartments (Allied Drive) – 36 PBVs
- Ridgcrest Apartments – 8 PBVs
- Truax Park Apartments (CDA) – 24 PBVs
- YWCA Third Street Program – 8 PBVs

The CDA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are issued by HUD

Promote Self-Sufficiency of Families and Individuals

The CDA continues to promote and support homeownership for first-time homebuyers, through its Section 8 Homeownership Option program. The program allows eligible Section 8 participants to use their Section 8 voucher assistance on monthly homeownership mortgage payments and expenses, in place of rental payments. The CDA has completed 35 closings to date. Under this CDA Homeownership program, qualified low-income residents become true stakeholders by investing in themselves and their communities. The community benefits from the increased owner-occupied residence, by the enhanced property values, and by the increase in tax revenue.

The CDA's Section 8 Family Self-Sufficiency (FSS) program currently has nine (9) Section 8 program participants enrolled, with three (3) Section 8 program participants graduating from the program. Under the FSS program, Section 8 participants strive to achieve economic independence through educational, career counseling, money management, job training, and placement services. The FSS family also receives a savings account that grows as the family's earned employment income rises.

The CDA also promotes self-sufficiency for its Public Housing residents through HUD's Resident Opportunity and Self-Sufficiency (ROSS) grant. Under this program, Public Housing families at the CDA's East and West Site have an opportunity to increase their earned income, reduce or eliminate the need for public assistance, and make progress toward achieving economic independence and housing self-sufficiency. The CDA hired a ROSS Services Coordinator in 2017, who has been assessing the needs of unemployed or underemployed adults in CDA Public Housing and linking them to local support service providers to achieve economic self-sufficiency. Examples of support services include educational events, job training and job search, employer linkage and job placement assistance, life skills training, and digital literacy and computer skills training. This is a three (3) year grant. Year one completion efforts have resulted in 12 CDA residents referred to an employer, 11 CDA residents obtaining a part-time job, and two (2) residents obtaining full-time employment. A summary of CDA resident successes for 2017 include:

- Participation in the W2 program at the Dane County Job Center
- Resumes updated
- Obtaining part-time and full-time employment
- Driver's license permit application completed
- Enrollment in health and fitness classes
- Registration and acceptance into the Human Services Program at Madison College
- Connections to childcare services and programs
- Enrollment in a computer program at Madison College
- Achieving a pay raise after one-month of employment
- Connections to mental health services
- Enrollment in free computer classes offered by the Public Library
- Obtaining an ID card to complete financial aid paperwork for attending college
- Participation in local community events for social engagement
- Business start-up (website created, business cards obtained, and business space located)

The CDA participates in the City of Madison and Dane County Section 3 program. Section 3 of the Housing and Urban Development Act of 1968 requires that economic opportunities, generated by certain HUD financial assistance for housing and community development programs, be given to low and very low-income individuals, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities for these individuals. A Section 3 resident is someone who lives in CDA Public Housing or who lives in the area where a HUD funded construction project is located. The CDA continues to direct efforts toward direct employment, training, and contracting opportunities to Section 3 residents and businesses through advertising and outreach, by participating in HUD or other Section 3 program trainings, and by promoting the award of contracts to Section 3 business efforts.

Ensure Equal Opportunity

The CDA follows its non-discrimination and fair housing policies, and the CDA complies fully with non-discrimination laws and the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The CDA does not deny any family or individual the equal opportunity to apply for or receive rental assistance on the basis of race, color, sex, religion, familial status, age, disability, national origin, marital status, gender identity, or sexual orientation. New Staff receive Fair Housing training within the first year of employment. CDA staff also attend other fair housing trainings available at annual housing industry conferences. The CDA posts Fair Housing posters at CDA office locations, and the CDA provides Fair Housing notices at all new participant briefings. The CDA provides access to [discrimination complaint forms](#) through the CDA Housing Operations website, so that those who believe that they have been subject to unlawful discrimination may submit a complaint to the HUD Office of Fair Housing and Equal Opportunity.

The CDA continues to ensure equal opportunity through outreach to local community organizations, who serve low-income families with diverse demographics, including those in demographic groups most least-likely to apply for CDA housing. The CDA continues to make its programs accessible to person with disabilities and the CDA works closely with local supportive service agencies that assist persons with disabilities. To address language for Limited English Proficiency (LEP) persons, the CDA continues to provide vital documents in Spanish and the CDA's on-line application system is also available in Spanish. CDA staff continue to utilize interpretation services as needed for LEP customers; and the CDA also hired a bilingual Spanish Information Clerk in 2017, who works closely with Spanish speaking LEP customers who require interpretation.

The CDA is committed to the City of Madison's Racial Equity and Social Justice Initiative (RESJI), which focuses on equity in policy and budget, equity in CDA operations, and equity in the communities supported by CDA housing programs. Many staff have attended City of Madison RESJI series training, and the CDA is looking into the formation of a staff equity team. Employee engagement initiatives have also been implemented, as engagement is a critical link to increasing equity and achieving a dedicated workforce. Under the RESJI initiative, the CDA has implemented the use of RESJI analysis, which serves the purpose of facilitating conscious consideration of equity by examining how communities of color and low-income populations will be affected by a proposed action or decision of the CDA. Several CDA staff participated in an RESJI analysis of the Triangle Neighborhood Plan, including an analysis of the steering committee who will guide the work of the neighborhood plan, and an analysis of the public participation strategy for the neighborhood plan. CDA staff have also applied a RESJ Equitable Hiring analysis on employee recruitment efforts to guide and ensure hiring decisions are as equitable as possible.

The Violence Against Women Act (VAWA)

The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) was implemented by HUD in late 2016. The Violence Against Women Act provides special protections for victims of domestic violence, dating violence, sexual assault, and stalking who apply for, or are receiving assistance under, the CDA's housing programs. VAWA 2013 received several key changes including the addition of "sexual assault" as a crime covered by VAWA; the requirement to establish an emergency transfer plan for the CDA's Public Housing, Multifamily Housing, and Section 8 Housing programs; and revisions to VAWA notices and forms. In May of 2017, HUD provided guidance to Public Housing Authorities on changes related to VAWA, and the CDA Board of Commissioners approved the implementation of VAWA emergency transfer plans in June of 2017. The CDA has also updated its policy documents, VAWA notices, and VAWA forms per HUD's guidance. The CDA intends to notify CDA program participants of VAWA 2013 through distribution of a *Notice of Occupancy Rights Under the Violence Against Women Act* (Form HUD-5380). The CDA will continue to follow applicable VAWA provisions, and the following ongoing outreach will be provided to ensure that applicants and program participants are notified of their rights under VAWA:

- VAWA provisions are to be outlined in the CDA's Section 8 Housing Assistance Payment (HAP) Contract
- VAWA provisions are to be outlined in CDA leases for Public Housing and Multifamily Housing
- The CDA's website will feature [VAWA information](#), including victim resources and CDA VAWA forms
- *Notice of Occupancy Rights Under the Violence Against Women Act* (Form HUD-5380) is to be provided to applicants at the time the individual is provided assistance (Section 8 briefing) or admission (lease-signing), as well as to any applicant who is denied assistance or admission into a CDA housing program
- *Notice of Occupancy Rights Under the Violence Against Women Act* (Form HUD-5380) is to be provided to CDA tenants or program participants at annual re-certifications and with any CDA notification of eviction or termination of assistance

B.6 Resident Advisory Board (RAB) Comments

CDA Resident Advisory Board Meeting
Wednesday, September 13, 2017
30 W Mifflin St, Suite 501 Conference Room

RAB Members Present: John Beeman, Guy Heine, Lenora Beem, Sariah Daine, Minnie Young, Janice England

RAB Members Absent: Marian Hadden, Tiffany Brooks, Christine Jones

CDA Staff Present: Lisa Daniels, Natalie Erdman, Deb Rakowski, Tom Conrad, Kelley Simonds,

Members of the Resident Advisory Board (RAB) had previously been provided a copy of the draft annual plan for the year 2018. The discussion was open to all portions of the 2018 plan.

The meeting started at 4:06 pm. Tom opened the meeting by describing the annual plan process, which include Capital Fund. Kelley discussed the Capital Fund plans. Tom invited the RAB members to attend the Public Hearing on September 28th to provide further input or to ask questions.

Lisa walked the RAB through the annual plan page by page. Some members had questions about the housing needs section regarding demographics of the waiting list.

RAB Comments and discussion included:

- Lenora asked what sorts of income are “non-dwelling income.” Lisa explained that non-dwelling rent includes coin laundry and income from the grocery store at the Triangle; and that vending machine income generally goes to the resident association.
- Sariah said that the combined FUP and FSS program is a good idea.
- Permanent Supportive Housing was discussed. Examples of Porchlight, The Road Home, and the YWCA were given. The Rethke Permanent Supportive Housing project was also discussed, as that project also has Section 8 Project-Based Vouchers attached to the project. Natalie described the difference between Permanent Supportive Housing and Transitional Housing.
- Questions were presented about whether an increase in the pet fee from \$10 to \$25 would be sufficient to cover the damages and other costs associated with pets. Lisa stated that the fee has not been raised in years and does not cover all the expenses caused by pets. Lisa also clarified that the pet fee increase is a change to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and excludes elderly and disabled tenants.
- Questions about new initiatives; FUP/FSS Demonstration and Moving Up vouchers.
- Lisa, Natalie and Tom described the RAD Rent Assistance Demonstration program.
- John asked if there were specific plans for Romnes. Natalie explained that specific plans have not been formed yet. The property and the needs of the residents will need to be studied first.
- The question was presented regarding why HUD would not want the CDA to increase the number of Public Housing units. Lisa explained that HUD has a limit on the number of units, per HUD’s Faircloth Limit.
- Questions were presented regarding whether someone could afford to purchase a home under the Section 32 Homeownership plan. Tom explained that there can be other sources of funding to help with purchase and down payment, and that Section 8 participants can convert their rental voucher to a homeownership voucher which goes toward a mortgage payment.
- Natalie explained how PBVs are being used in the development of “affordable housing;” and Tom explained that PBVs are being used to provide housing assistance for special needs, such as at the YWCA’s Third Street program.
- John asked why Multifamily Service Coordinator grants were not available to Romnes. Tom explained that this grant is a Multifamily Housing grant only. The current grant supports Parkside and Karabis and the CDA is allowed to utilize the 2 Service Coordinators at Brittingham and Gay Braxton, as well, because those two Public Housing properties are next door to Parkside and Karabis (within the same development). There is a Service Coordinator that is available to Romnes apartments through the ROSS program.
- Sariah and Lenora commented that they were happy to see the Ex-offender reentry initiative. They had both heard reports about the incarceration rates and the difficulties of ex-offenders.
- Sariah said that she is grateful that the CDA has implemented a smoke-free housing policy.

- Guy asked if Capital Funds could be used for computer support at Brittingham. There used to be volunteer support for the five (5) machines, but that no longer exists; and three (3) of the machines are still using Windows XP. Tom explained that Capital Funds could not be used for computer support, but such support could fall under the Service Coordinator grant or through donations, and that he will look into this.
- John said that Romnes has no computer room.
- Sariah asked about Internet Access, because it is not financially feasible for residents. Janice stated that Burr Oaks has free Wi-Fi, but the down side to free Wi-Fi is that it is not secure. Tom said that the previous Director investigated this years ago and determined that the City's Wi-Fi runs up to the building, but we cannot re-wire all the buildings. However, he plans to keep looking into this and hopes that future technology changes will allow access.

The meeting ended at 6:40 pm

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, James O'Keefe, the Community Development Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Community Development Authority of the City of Madison
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Madison, Wisconsin

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Community Development Authority's Annual Plan housing needs and strategies are consistent with the
City of Madison, WI Consolidated Plan (pages 22-33 of the CP). Annual Plan activities and progress
reports are also consistent with the five (5) impediments listed in the Analysis of Impediments of Fair
Housing Choice (pages 68-73 of the AI).

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James O'Keefe

Signature



Title

Community Development Director

Date

8/15/17

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3	
A.	Development Number and Name	Work Statement for Year 1 FFY 2017 See annual statement	Work Statement for Year 2 FFY 2018 2014 GRANT	Work Statement for Year 3 FFY 2019 2015GRANT	Work Statement for Year 4 FFY 2020 2016 GRANT	Work Statement for Year 5 FFY 2021 2017 GRANT
B.	Physical Improvements Subtotal		585,138.30	443,832.00	543,886.40	703,172.25
C.	Management Improvements		10,000.00	14,000.00	10,000.00	20,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0	15,000.00	0	25,000.00
E.	Administration		91,376.90	93,424.00	105,070.20	111,667.50
F.	Other		44,500.00	41,000.00	24,000.00	33,500.25
G.	Operations		182,753.80	326,984.00	367,745.40	223,335.00
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		913,769.00	934,240.00	1,050,702.00	1,116,675.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		913,769.00	934,240.00	1,050,702.00	1,116,675.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 3
A.	Development Number and Name	Work Statement for Year 1 FFY 2017 See annual statement	Work Statement for Year 2 FFY 2018 2014 GRANT	Work Statement for Year 3 FFY 2019 2015 GRANT	Work Statement for Year 4 FFY 2020 2016 GRANT	Work Statement for Year 5 FFY 2021 2017 GRANT
		Annual Statement				
	200 Scattered		201,987.70	144,454.86	69,000.00	170,791.49
	300 Romnes		278,424.34	251,831.73	223,876.40	280,250.67
	400 Brittingham		47,035.60	44,133.64	251,010.00	187,412.47
	500 Truax LLC		55,599.16	1,843.14	0	45382.62
	600 Phase 2		2,091.50	1,568.63	0	19335
	1406- Operations		182,753.80	326,984.00	367,745.40	223,335.00
	1408- Training		10,000.00	14,000.00	10,000.00	20,000.00
	1410- Administration		91,376.90	93,424.00	105,070.20	111,667.50
	1411- Audit		4,500.00	2500	4,000.00	0.00
	1430- A+E		40,000.00	38,500.00	20,000.00	33,500.25
	1475- Non-Dwell Equip.		0	15,000.00	0	25,000.00
	Total		913,769.00	934,240.00	1,050,702.00	1,116,675.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4			Work Statement for Year: 5		
	FFY 2020	Grant 2016		FFY 2021	Grant 2017	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	3-1 Flooring Replacements	4	20,000.00	WI003000200 Flooring	6	36,433.07
	3-1 Heating Replacements	2	10,000.00	WI003000200 Heating	15	36,433.07
	3-4 Flooring Replacements	4	20,000.00	WI003000200 On Demand	1	7,286.61
	3-4 Heating Replacements	4	10,000.00	WI003000200 Parking Repave	1	72,866.14
	3-4 Common Area Refurbish	1	82,394.90	WI003000200 Exterior Lighting	1	17,772.60
	3-5 Flooring Replacements	4	20,000.00			
	3-5 Heating Replacements	4	20,000.00	WI003000300 Flooring	10	59,782.79
	3-6 Flooring Replacements	4	20,000.00	WI003000300 Heating	24	59,782.79
	3-6 Common Area Refurbish	1	205,010.10	WI003000300 On Demand	1	11,956.56
	3-7 Flooring Replacements	4	20,000.00	WI003000300 Parking Repave	1	119,565.59
	3-7 Heating Replacements	6	15,000.00	WI003000300 Exterior Lighting	1	29,162.94
	3-8 Flooring Replacements	4	20,000.00			
	3-9 Flooring Replacements	4	20,000.00	WI003000400 Flooring	7	39,978.64
	3-9 Heating Replacements	6	15,000.00	WI003000400 Heating	15	39,978.64
	3-13 Flooring Replacements	4	20,000.00	WI003000400 On Demand	1	7,995.73
	3-13 Heating Replacements	10	26,481.40	WI003000400 Parking Repave	1	79,957.28
				WI003000400 Exterior Lighting	1	19,502.18
				WI003000500 Flooring	2	9,680.97
				WI003000500 Heating	4	9,680.97
				WI003000500 On Demand	1	1,936.20
				WI003000500 Parking Repave	1	19,361.95
				WI003000500 Exterior Lighting	1	4,722.53
				WI003000600 Flooring	1	4,124.53
				WI003000600 Heating	1	4,124.53
				WI003000600 On Demand	1	824.90
				WI003000600 Parking Repave	1	8,249.04
				WI003000600 Exterior Lighting	1	2,012.00
	Subtotal of Estimated Cost		\$543,886.40	Subtotal of Estimated Cost		\$703,172.25

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

[illegible]

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part III: Supporting Pages – Management Needs Work Statement(s)

[illegible]

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary						
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139-P003-501-13 Replacement Housing Factor Grant No: Date of CFFP: DNA			FFY of Grant: 2013 FFY of Grant Approval: 2013	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	0.00	0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	170,536.20	0.00	0.00	0.00	
3	1408 Management Improvements	120,000.00	0.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	85,268.10	0.00	0.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	44,500.00	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	0.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	337,376.70	0.00	0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Non-dwelling Equipment	95,000.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant; (sum of lines 2 – 19)	852,681.00	0.00	0.00	0.00	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00	
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of line 20 Related to Security – Hard Costs	100,000.00	0.00	0.00	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part I: Summary				
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-13 Replacement Housing Factor Grant No: Date of CFFP: DNA		FFY of Grant: 2013 FFY of Grant Approval: 2013
<input checked="" type="checkbox"/> Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised	Obligated Expended
Signature of Executive Director <i>Natalee Eidmer</i>		Date <i>8.23.13</i>		Signature of Public Housing Director Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part II: Supporting Pages										
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-13 Replacement Housing Factor Grant No: DNA				CFPP (Yes/ No): No			Federal FFY of Grant: 2013	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
3-1	Flooring Replacement	1460	6	30,000.00						
3-1										
3-1	Replacement Vehicle	1475	1	40,000.00						
3-4	Flooring Replacement	1460	4	16,000.00						
3-4										
3-5	Flooring Replacement	1460		5,000.00						
3-5	Heating Replacement	1460	1	76,376.70						
3-6	Flooring Replacement	1460	3	15,000.00						
3-6	Replacement Vehicle	1475	1	40,000.00						
3-6	Brittingham Parking Lot Replacement	1460	1	100,000.00						
3-7	Flooring Replacement	1460	3	18,000.00						
3-8	Flooring Replacement	1460	3	12,000.00						
3-8										
3-8										
3-9	Flooring Replacement	1460	3	18,000.00						
3-13	Flooring Replacement	1460	3	12,000.00						
Admin	Administration	1410	1	85,268.10						
A+E	Architectural, Engineering, Consulting	1430	1	32,000.00						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-13 Replacement Housing Factor Grant No: DNA		CFPP (Yes/No): No		Federal FFY of Grant: 2013		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
ALL~01	East Operations	1406	1	54,322.24				
ALL~02	Triangle LRPH operations	1406	1	49,869.59				
ALL~03	West Operations	1406	1	66,344.37				
ALL~08	Sundry	1430	1	4,000.00				
ALL~09	Fire Extinguisher Inspection	1430	1	8,500.00				
ALL~10	Accessibility Improvements	1460	1	20,000.00				
ALL~11								
ALL~12	On-Demand	1460	1	35,000.00				
ALL~13	Computer Hardware	1475	1	15,000.00				
MGT~01	Maintenance Training	1408	1	10,000.00				
MGT~02	Management Training	1408	1	10,000.00				
MGT~10	Security	1408	1	100,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2013
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1	09/2015		09/2017		
3-4	09/2015		09/2017		
3-5	09/2015		09/2017		
3-6	09/2015		09/2017		
3-7	09/2015		09/2017		
3-8	09/2015		09/2017		
3-9	09/2015		09/2017		
3-13	09/2015		09/2017		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2013
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: Date of CHFP: <u>DNA</u>			FFY of Grant: 2014
					FFY of Grant Approval: 2014
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	182,753.80	182,753.80	182,753.80	182,753.80
3	1408 Management Improvements	20,000.00	10,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	91,376.90	91,376.90	91,376.90	91,376.90
5	1411 Audit	4,500.00	4,500.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	38,500.00	40,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	575,138.30	585,138.30	313,689.80	114,617.20
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	913,769.00	913,769.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part I: Summary			
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: Date of CFFP: DNA	
		FFY of Grant: 2014	
		FFY of Grant Approval: 2014	
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original Revised	Obligated Expended
Signature of Executive Director Natalie Erdman		Date 2-1-16	Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA				Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1	Flooring Replacement	1460	8	20,000.00	20,000.00	20,000.00		
3-1	Heating Replacement	1460	6	57,138.80	20,000.00			
3-1	Webb-Rthke Drain Tile	1460	2	30,000.00	30,000.00			
3-4	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-4	Softener Replacement with DHW mods	1460	1	34,999.50	481.00	481.00	481.00	
3-5	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-5	Common Area Carpet Replacement	1460	1	20,000.00	0.00			
3-5	Heating Replacement	1460	4	35,000.00	53,000.00			
3-6	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-7	Turbot Duplex Paint	1460		8,000.00	0.00			
3-7	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00	1,082.55	
3-7	Heating Replacement	1460	6	60,000.00	20,952.10			
3-7	Stein-Thompson Siding Replacement	1460	2	60,000.00	108,570.00	108,570.00	108,570.00	
3-8	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-8	New East Maintenance Building	1460	1	0.00	134,136.00			
3-9	Flooring Replacement	1460	3	20,000.00	20,000.00	20,000.00		
3-9	Heating Replacement	1460	1	40,000.00	20,000.00			
3-13	Flooring Replacement	1460	1	20,000.00	20,000.00	20,000.00		
3-13	Marconi Refurb	1460		40,000.00	0.00			Cancelled

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2014
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3 - 1	05/2016		05/2018		
3 - 4	05/2016		09/2018		
3 - 5	05/2016		09/2018		
3 - 6	05/2016		09/2018		
3 - 7	05/2016		09/2018		
3 - 8	05/2016		09/2018		
3 - 9	05/2016		09/2018		
3 - 13	05/2016		09/2018		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2014	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>			FFY of Grant: 2015 FFY of Grant Approval: 2015
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	186,848.00	326,984.00	0.00	0.00
3	1408 Management Improvements	20,000.00	14,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	93,424.00	93,424.00	0.00	0.00
5	1411 Audit	2,500.00	2,500.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	38,500.00	38,500.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	577,968.00	437,832.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	15,000.00	15,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	934,240.00	934,240.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	140,136.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part I: Summary			
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: DNA	
		FFY of Grant: 2015	
		FFY of Grant Approval: 2015	
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original Revised	Obligated Expended
Signature of Executive Director <i>Natalie Erdmer</i>		Date 2-1-16	Signature of Public Housing Director Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: DNA			CFFP (Yes/No): No		Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1	Flooring Replacement	1460	8	20,875.69	20,875.69			
3-1	Heating Replacement	1460	6	15,000.00	15,000.00			
3-4	Flooring Replacement	1460	7	33,268.74	33,268.74			
3-5	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-6	Flooring Replacement	1460	8	8,268.74	8,268.74			
3-7	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-7	Heating Replacement	1460	3	7,500.00	7,500.00			
3-8	Flooring Replacement	1460	2	18,482.63	18,482.63			
3-8	New East Maintenance Building	1460	1	400,000.00	265,864.00			
3-9	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-9	Heating Replacement	1460	3	7,500.00	7,500.00			
3-13	Flooring Replacement	1460	3	7,393.05	7,393.05			
3-13	Heating Replacement	1460	3	7,500.00	7,500.00			
Admin	Administration	1410	1	93,424.00	93,424.00			
A+E	Architectural, Engineering, Consulting	1430	1	30,000.00	30,000.00			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/31/2011

[illegible]

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1	04/2017		04/2019		
3-4	04/2017		04/2019		
3-5	04/2017		04/2019		
3-6	04/2017		04/2019		
3-7	04/2017		04/2019		
3-8	04/2017		04/2019		
3-9	04/2017		04/2019		
3-13	04/2017		04/2019		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval: 2016
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	367,745.40			
3	1408 Management Improvements	10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	105,070.20			
5	1411 Audit	4,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	543,886.40			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

¹ To be completed for the Performance and Evaluation Report.

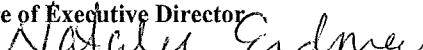
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2016 FFY of Grant Approval: 2016	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,050,702.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	40,000.00			
Signature of Executive Director 		Date 2.15.17	Signature of Public Housing Director 		
			Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406	1	367,745.40				
PHA WIDE	Management Improvements (Training)	1408	1	10,000.00				
PHA WIDE	Administration	1410		105,070.20				
PHA WIDE	Audit	1411		4,000.00				
PHA WIDE	A&E	1430		20,000.00				
3-1	Flooring Replacements	1460	4	20,000.00				
3-1	Heating Replacements	1460	2	10,000.00				
3-4	Flooring Replacements	1460	4	20,000.00				
3-4	Heating Replacements	1460	4	10,000.00				
3-4	Common Area Refurbish	1460	1	62,394.90				
3-5	Flooring Replacements	1460	4	20,000.00				
3-5	Heating Replacements	1460	4	20,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-6	Flooring Replacements	1460	4	20,000.00				
3-6	Common Area Refurbish	1460	1	225,010.00				
3-7	Flooring Replacements	1460	4	20,000.00				
3-7	Heating Replacements	1460	6	15,000.00				
3-8	Flooring Replacements	1460	4	20,000.00				
3-9	Flooring Replacements	1460	4	20,000.00				
3-9	Heating Replacements	1460	6	15,000.00				
3-13	Flooring Replacements	1460	4	20,000.00				
3-13	Heating Replacements	1460	10	26,481.40				
AMP 200	Computer Hardware	1475		0.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison

Federal FFY of Grant: 2016

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary

PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: W139P00350117 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2017
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Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending:

☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 223,335.00			
3	1408 Management Improvements	\$ 20,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$ 111,667.50			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	\$ 33,500.25			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	\$ 703,172.25			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	\$ 25,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

¹ To be completed for the Performance and Evaluation Report.


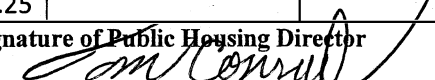
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39P00350117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,116,675.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 223,172.25			
Signature of Executive Director 		Date 7/31/2017	Signature of Public Housing Director 		
			Date 07/31/2017		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Operations	1406		\$54,245.20				
WI003000300 Bjarnes Romnes Apts.	Operations	1406		\$89,010.60				
WI003000400 Brittingham Apts.	Operations	1406		\$59,524.20				
WI003000500 Truax Park Apts. LLC	Operations	1406		\$14,414.00				
WI003000600 Truax Phase II	Operations	1406		\$6,141.00				
WI003000200 Scattered Site	Mgt. Imps.	1408		\$4,857.74				
WI003000300 Bjarnes Romnes Apts.	Mgt. Imps.	1408		\$7,971.04				
WI003000400 Brittingham Apts.	Mgt. Imps.	1408		\$5,330.49				
WI003000500 Truax Park Apts. LLC	Mgt. Imps.	1408		\$1,290.80				
WI003000600 Truax Phase II	Mgt. Imps.	1408		\$549.94				
WI003000200 Scattered Site	Administration	1410		\$27,122.60				
WI003000300 Bjarnes Romnes Apts.	Administration	1410		\$44,505.30				
WI003000400 Brittingham Apts.	Administration	1410		\$29,762.10				
WI003000500 Truax Park Apts. LLC	Administration	1410		\$7,207.00				
WI003000600 Truax Phase II	Administration	1410		\$3,070.50				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: W139P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Fees & Costs	1430		\$8,136.78				
WI003000300 Bjarnes Romnes Apts.	Fees & Costs	1430		\$13,351.59				
WI003000400 Brittingham Apts.	Fees & Costs	1430		\$8,928.63				
WI003000500 Truax Park Apts. LLC	Fees & Costs	1430		\$2,162.10				
WI003000600 Truax Phase II	Fees & Costs	1430		\$921.15				
WI003000200 Scattered Site	Flooring	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Flooring	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Flooring	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Flooring	1460		\$9,680.97				
WI003000600 Truax Phase II	Flooring	1460		\$4,124.52				
WI003000200 Scattered Site	Heating	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Heating	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Heating	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Heating	1460		\$9,680.97				
WI003000600 Truax Phase II	Heating	1460		\$4,124.52				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	On Demand	1460		\$7,286.61				
WI003000300 Bjarnes Romnes Apts.	On Demand	1460		\$11,956.56				
WI003000400 Brittingham Apts.	On Demand	1460		\$7,995.73				
WI003000500 Truax Park Apts. LLC	On Demand	1460		\$1,936.19				
WI003000600 Truax Phase II	On Demand	1460		\$824.90				
WI003000200 Scattered Site	Parking Repave	1460		\$72,866.14				
WI003000300 Bjarnes Romnes Apts.	Parking Repave	1460		\$119,565.59				
WI003000400 Brittingham Apts.	Parking Repave	1460		\$79,957.28				
WI003000500 Truax Park Apts. LLC	Parking Repave	1460		\$19,361.95				
WI003000600 Truax Phase II	Parking Repave	1460		\$8,249.04				
WI003000200 Scattered Site	Exterior Lighting	1460		\$17,772.60				
WI003000300 Bjarnes Romnes Apts.	Exterior Lighting	1460		\$29,162.94				
WI003000400 Brittingham Apts.	Exterior Lighting	1460		\$19,502.18				
WI003000500 Truax Park Apts. LLC	Exterior Lighting	1460		\$4,722.52				
WI003000600 Truax Phase II	Exterior Lighting	1460		\$2,012.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017.

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.