

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-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	<p><b>PHA Name:</b> Community Development Authority, City of Madison <span style="float: right;"><b>PHA Code:</b> WI-003</span></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2021</p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units:</b> <u>766</u> <b>Number of Housing Choice Vouchers (HCVs):</b> <u>1,915</u></p> <p><b>Total Combined Units/Vouchers</b> <b>2,681</b></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>					
	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>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <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><b><u>Housing Needs</u></b></p> <p>The CDA relies on a number of resources to identify the greatest needs for assisted housing. These resources 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.</p> <p>In formulating its Consolidated Plan, the City of Madison takes into consideration U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, received from the U.S. Census Bureau's American Community Survey (ACS).</p> <p>The City of Madison 2020-2024 Consolidated Plan includes City goals, which have an overarching purpose to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City of Madison's low- to moderate-income households.</p> <p>Economic development and employment needs relate primarily to the need to enhance neighborhood vitality through support for additional employment opportunities and support for new and existing businesses. Neighborhood needs relate primarily to strengthening and enhancing the health of neighborhoods through support for strategic investments in community assets and amenities, as well as other planning and revitalization efforts.</p> <p>The City of Madison's housing needs revolve primarily around the high cost of housing and need for additional affordable housing. While housing quality, race, and non-housing factors play a role in the City's housing needs, housing cost burden is by far the leading challenge in the market. Moreover, the limited supply and rising cost of housing contributes to homelessness and racial inequity in housing. An overview of the Housing Needs Assessment is as follows.</p> <ul style="list-style-type: none"> <li>• The 2010 Census shows Madison has a population of 233,209 individuals and 102,516 households. The 2013-2017 American Community Survey (ACS) data show that 35.1% of City of Madison households are single-person households. The same data shows that 25.6% of owner households are single-person households and that 43.7% of renter households are single-person households. Approximately half of all City of Madison renter households are housing cost burdened, paying more than 30% of monthly income toward housing expenses.</li> <li>• Housing needs are overwhelmingly driven by a mismatch between income and housing costs, 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 (AMI). The City of Madison considers households with severe housing cost burden (housing costs over 50% of household income) to be at-risk populations. The 2020 HUD Area Median Family Income (HAMFI) for the Madison, Wisconsin, area is \$100,100 for a family of four (4).</li> <li>• After cost burden, the next largest challenge facing the housing market is overcrowding. In the rental market, this is most common in single-family households with incomes below 30% of AMI.</li> <li>• The City of Madison does not have an accurate estimate of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.</li> </ul>

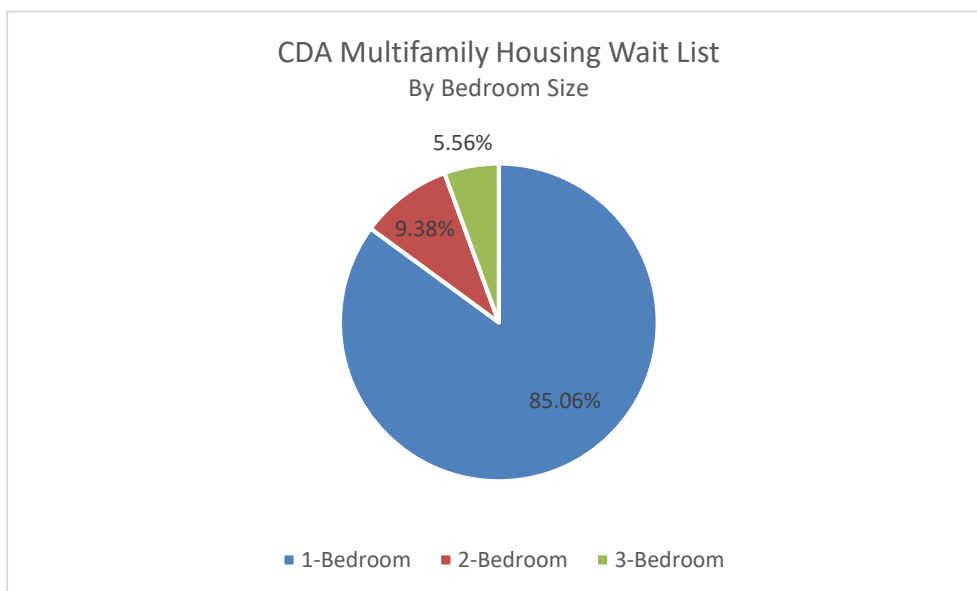
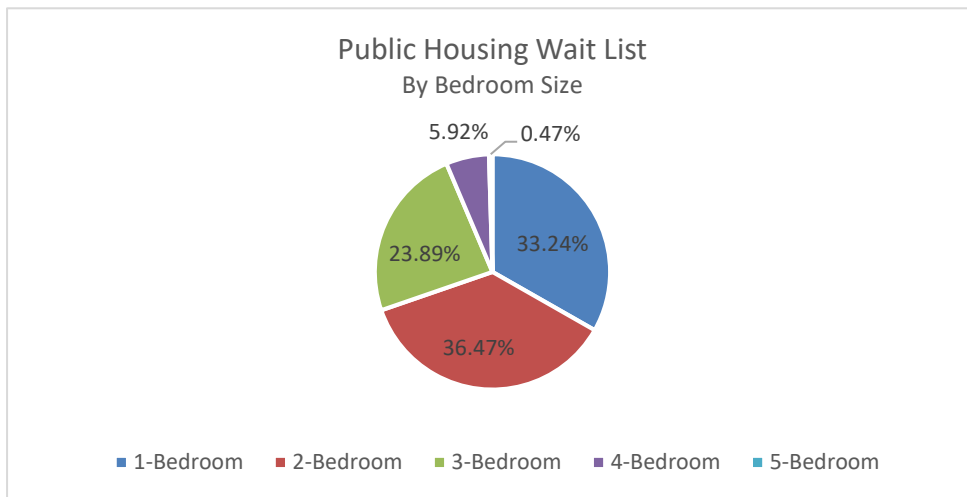
- The City of Madison housing market is predominantly composed of White households, with small but significant Black, Asian, and Hispanic populations. Some populations, particularly American Indian, Alaskan Native, and Pacific Islander populations, are very small and therefore difficult to measure. According to the CHAS data, race and ethnicity appear to influence housing opportunities, particularly as income increases.
- For households with incomes under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with incomes above 50% of AMI, African American and Asian households have significantly lower rates of housing problems than White and Hispanic households.
- 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 incomes above 30% of AMI, Hispanic households, and to a lesser extent, Asian Households, have significantly higher rates of severe housing problems.
- Populations of person of color are concentrated in both the north and south regions of the City of Madison, which roughly correspond with areas of high concentrations of housing cost burden. According to the CHAS data, race and ethnicity appear to influence housing cost burden. Black, Asian, and Hispanic households all have significantly higher rates of cost burden and severe cost burden than White households. Black households in particular have extremely high levels of housing cost burden, with over 50% of households affected.
- Hispanic households continue to have relatively high levels of housing problems, regardless of income. Black households have relatively low levels of housing problems when compared to their peers by income, but they have significantly higher levels of housing cost burden when viewed as a whole.
- There were 2,002 households experiencing homelessness in 2017 – 2018, of which 1,641 were single adults and 261 were households with children. In 9% of these homeless households, a veteran is the head of household. The homeless population is largely non-white. This is especially true for families with children experiencing homelessness, where 79% are non-white. For individuals without children experiencing homelessness, the percentage of non-white is 53%.
- The 2010 census stated that 22,383 people (or 9.6% of the Madison population) were of age 65 and over. Seventeen percent (17%) of the population over 60 years of age was 85 years of age and older, a commonly used measure for “frail” elderly.
- According to the 2013-2017 ACS estimate, the 2017 national average for adults age 18 to 64 with at least one disability was 10.3%. This compares to 6.6% for residents of the City of Madison. The breakdown by type of disability for adults age 18 to 64 in the City of Madison was as follows:
  - Hearing: 2,071
  - Vision: 1,607
  - Cognitive: 5,726
  - Ambulatory: 4,431
  - Self-Care: 1,954
  - Independent Living: 4,244
- The Wisconsin Department of Health Services reported that between 1982 and 2016, there were 1,075 total cases of HIV infection, including 772 HIV cases and 197 AIDS cases (an additional 106 cases did not have specific information on disease status), in Dane County. In 2017, there were 856 people living with HIV. These accounted for 12% of the documented HIV cases in Wisconsin.
- The CDA is able to meet the current Section 504 needs of its Public Housing participants with the accessible units available within its housing portfolio. Voucher holders who need accessible units have been able to find what they need in the private market. No vouchers have been returned to the CDA due to the lack of available accessible units.
- The most immediate needs of CDA Public Housing and Section 8 voucher participants are supplemental income, medical and mental health services, and support. The majority of participants are in the extremely low-income category and need a variety of services and support systems.

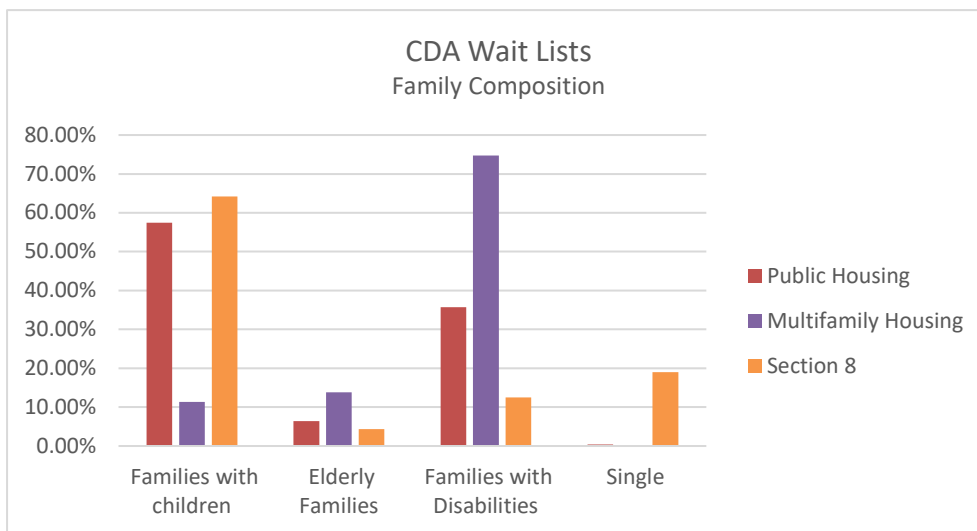
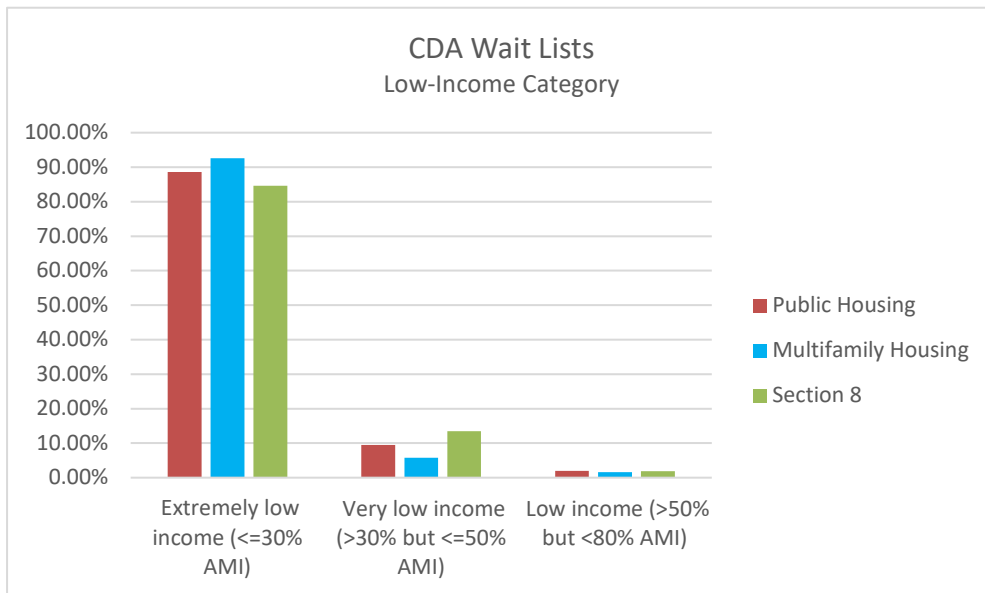
### **CDA Housing Wait Lists**

The CDA maintains a wait list for its Public Housing, Multifamily Housing, and Section 8 Housing Choice Voucher Programs. CDA wait list statistics include income, family composition, race, and ethnicity categories. Combined, 89% of CDA wait list applicants fall into the extremely low-income category, 63% are African-American households, and 6% are Hispanic or Latino households.

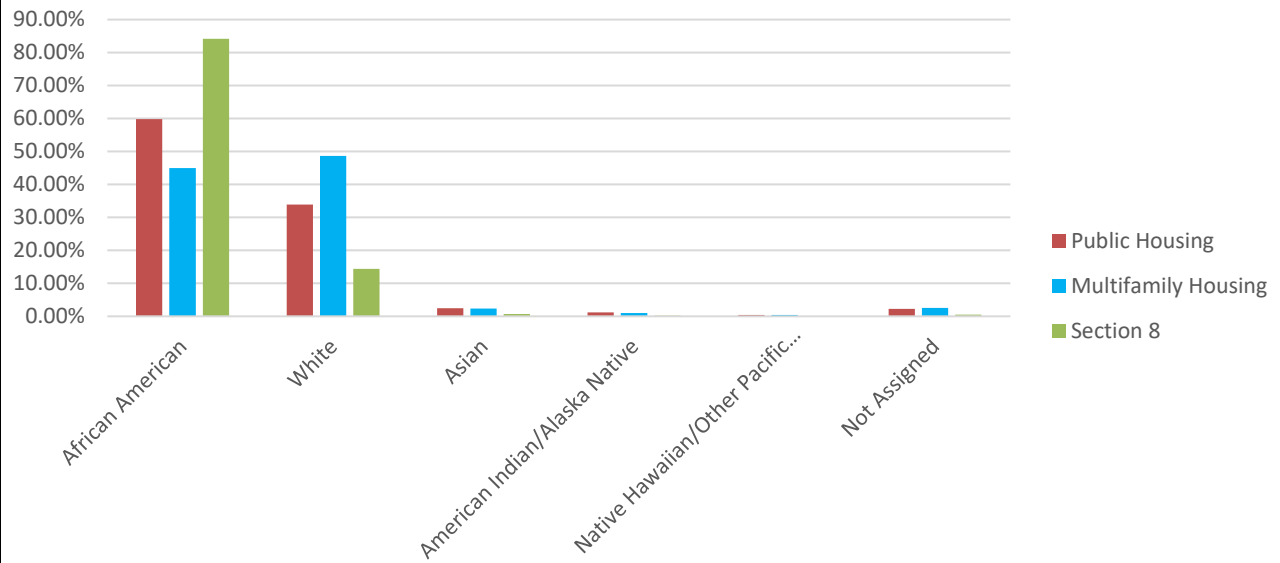
The CDA's Section 8 wait list closed in 2014 and re-opened on March 26, 2020 for individuals and families who have a Section 8 Mainstream preference. There are currently 416 people on the Section 8 wait list, which has no bedroom size assignment per HUD regulations. The Public Housing and Multifamily Housing wait list continue to remain open for elderly, disabled, and families with minor children.

CDA Wait List Statistics as of 9/20/2020 are presented below:

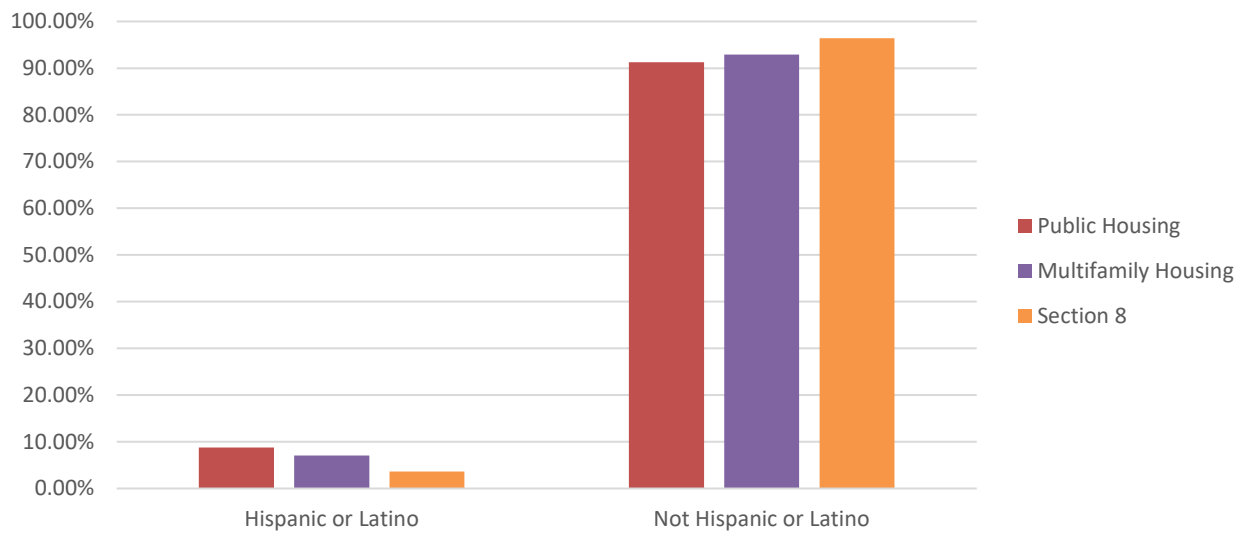




CDA Wait Lists  
HUD Race Categories



CDA Wait Lists  
HUD Ethnicity Categories



### **CDA Substantial Deviation Criteria - Significant Amendment or Modification**

The CDA's Annual Plan, along with other documents required by HUD (e.g. Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies), are valuable tools in explaining to the public and to CDA Staff, the CDA's policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made periodically 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.

### **Operation and Management**

#### **Public Housing Admissions and Continued Occupancy Policies (ACOP)**

A Public Housing Authority's ACOP describes the policies the Housing Authority has adopted. Public Housing program regulations specify the policy areas that must be covered in the ACOP. Periodically, The U.S. Department of Housing and Urban Development (HUD) amends these regulations and adds new ACOP requirements. The CDA's ACOP cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions made to the CDA's ACOP bring the ACOP in compliance with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the ACOP is user-friendly. Proposed changes to CDA policy within the ACOP are as follows:

1. The CDA will investigate allegations of discrimination. [Page 2-5]
2. The CDA will utilize a language line for telephone interpreter services. [Page 2-17]
3. A "family" also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate that they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family. Each family must identify the individuals to be included in the family at the time of application and must update this information if the family's composition changes. Families who meet these criteria will not be awarded an extra bedroom. [Page 3-3]
4. Live-In Aides must be at least 18 years of age. [Page 3-13]
5. "Disposition Date" also includes the date a deferred prosecution agreement is fulfilled. [Page 3-26]
6. A record or records of arrest will not be used as the sole basis for the denial or proof that the applicant engaged in disqualifying criminal activity. [3-27] An arrest may, however, trigger an investigation to determine whether the applicant actually engaged in disqualifying criminal activity. As part of its investigation, the CDA may obtain the police report associated with the arrest and consider the reported circumstances of the arrest. The CDA may also consider: Any statements made by witnesses or the applicant not included in the police report; Whether criminal charges were filed; Whether, if filed, criminal charges were abandoned, dismissed, not prosecuted, or ultimately resulted in an acquittal; Any other evidence relevant to determining whether or not the applicant engaged in disqualifying activity. Evidence of criminal conduct will be considered if it indicates a demonstrable risk to safety and/or property. [Page 3-37]
7. The CDA will use digital or electronic signature alternatives as HUD permits. [Page 4-3, Page 7-5, and Page 8-5]
8. School records or other credible documentation may also be used in determining dependent children subject to a joint custody arrangement. [Page 6-6]
9. Approval of a caretaker is at the CDA's discretion and subject to the CDA's screening criteria. [Page 6-6]
10. Enterprise Income Verification (EIV) quarterly wages will not be used to project annual income at an annual or interim reexamination. [Page 6-8]
11. Calculation of Earned Income Disallowance has been updated per HUD's Streamlining Final Rule (SFR) Federal Register 3/18/2016. [Page 6-13 thru 6-14]
12. HUD no longer provides an interest rate for imputed asset income. The CDA will initially set the imputed asset passbook rate at the national rate established by the Federal Deposit Insurance Corporation (FDIC). The CDA will review the passbook rate each December. [Page 6-18]
13. The CDA will issue all utility reimbursements monthly. [Page 6-45]

14. The CDA will utilize HUD's Enterprise Income Verification (EIV) income validation tool (IVT) reports to verify tenant employment and income information during mandatory reexaminations or recertification of family composition and income. [Page 7-7] The CDA will no longer use EIV Discrepancy Reports as eliminated by HUD. [Page 7-9]
15. The cost of postage and envelopes to obtain third-party verification of income, assets, and expenses is not an unreasonable cost. [Page 7-14]
16. Verification of legal identity will be conducted at the time of eligibility and in cases where the CDA has reason to doubt identity. The CDA will accept a current U.S. passport as an alternate verification for adults and Naturalization papers as an alternative verification for children. [Page 7-16]
17. Once an individual's status is classified as "verified" in HUD's EIV system, the CDA will remove and destroy copies of documentation accepted as evidence of social security numbers. [Page 7-18]
18. In cases where reasonable doubt exists, the family may be asked to provide verification of custody, including birth certificate, court-ordered assignment, affidavit of parent, verification from social services agency, or school records. The CDA will also accept a copy of a court record as verification of separation or divorce. [Page 7-19]
19. For wages other than tips, the family must provide originals of the two most current, consecutive pay stubs. [Page 7-27]
20. HUD guidance on verification of excluded income draws a distinction between income which is fully excluded and income which is only partially excluded. The CDA will accept the family's self-certification as verification of fully excluded income. The CDA may request additional documentation if necessary to document the income source. The CDA will verify the source and amount of partially excluded income. [Page 7-32]
21. For medical expenses, written family certification as to costs anticipated to be incurred during the upcoming 12 months will be acceptable if third-party or documentation review is not possible. [Page 7-34]
22. The CDA may grant requests for relief from surcharges from excess utility consumption of CDA-furnished utilities as a reasonable accommodation where the utility usage is needed for medical equipment. [Page 8-10]. Notice of procedures for requesting relief for excess utility surcharges will be included in new tenant orientation [Page 8-4] and notice to residents of changes in utility allowances. [Page 8-10]
23. The CDA will inspect all occupied units annually using HUD's uniform Physical Condition Standards. [Page 8-15]
24. At annual reexamination, the CDA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state. The CDA will use a searchable database hosted by the Department of Justice to verify the information provided by the tenant. [Page 9-8]
25. When the earned income disallowance (EID) does not result in a change in rent as a result of the increase, the CDA will note the information in the tenant file, but will not conduct an interim reexamination. [Page 9-18]
26. Chapter 10 provides HUD guidance for addressing requests for assistance animals and assessing whether an animal is a service animal under the ADA. CDA policies have been updated to include best practices per HUD's Fair Housing and Equal Opportunity (FHEO) Notice 2020-01. For an animal to be excluded from the pet policy and be considered a service animal, it must be a trained dog, and there must be a person with disabilities in the household who requires the dog's services. Residents are responsible for feeding, maintaining, providing veterinary care, and controlling their assistance animals. A Resident may do this on their own or with the assistance of family, friends, volunteers, or service providers. [Page 10-07]
27. Community Service requirement includes community service or self-sufficiency activity be completed 8 hours each month or be aggregate across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification of compliance. [Page 11-4]
28. Determination of initial compliance for Community Service has been added, along with an example. [Page 11-10]
29. Each individual who is subject to the Community Service requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on a certification form, which also includes places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed. Families will be required to submit the documentation to the CDA, upon request by the CDA, at least annually. If the CDA has reasonable cause to believe that the certification provided by the family is false or fraudulent, the CDA has the right to require additional third-party verification. [Page 11-13]
30. Community Service and Self-Sufficiency Policy has been added as Exhibit 11-1. [Page 11-20]
31. PHA Determination of Exemption for Community Service has been added as Exhibit 11-3. [Page 11-27]
32. Community Service & Self-Sufficiency Requirement Work-Out Agreement has been added as Exhibit 11-4. [Page 11-29]



33. In order to request a VAWA emergency transfer, the resident will be required to submit an emergency transfer request form (HUD-5383). The CDA may, on a case-by-case basis, waive this requirement and accept a verbal request in order to expedite the transfer process. If the CDA accepts an individual's statement, the CDA will document acceptance of the statement in the individual's file in accordance with 16-VII.D. of this ACOP. [Page 12-13]
34. For CDA lease termination notices, the CDA will provide information about remote hearings, including that the resident may request a remote hearing. If the CDA will require that the hearing be conducted remotely, at the time the notice is sent to the resident informing them of the right to request a hearing, the resident will be notified that the hearing will be conducted remotely. The resident will be informed of the processes involved in a remote hearing and that the CDA will provide technical assistance, if needed, before the hearing. [Page 13-28]
35. The CDA's Notice of Denial will include information about required or requested remote informal hearings. [Page 14-3]
36. Applicants who intend to have an attorney represent them at their Informal Hearing must provide this information to the CDA at the time of a request for a Hearing. Attorney's providing representation must be licensed to practice law in the State of Wisconsin. The CDA will not discuss the applicant's case, or share any information from the applicant's file, with their attorney or anyone else without a signed release of information. [Page 14-5]
37. Remote hearings will be conducted in accordance with due process requirements and compliance with HUD regulations. The CDA has the sole discretion to require that hearings be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the CDA will conduct a hearing remotely upon request of the family as a reasonable accommodation for a person with a disability, if the family does not have childcare or transportation that would enable them to attend the hearing, or if the family believes an in-person hearing would create an undue health risk. The CDA will consider other reasonable requests for a remote hearing on a case-by-case basis. [Page 14-5]
38. If the hearing will be conducted via telephone conferencing call-in or via videoconferencing, the CDA will ensure that the family, family representatives, CDA representatives, and the person conducting the hearing can adequately access the platform. If any family, family representative, CDA representative, or person conducting the hearing is unable to effectively utilize the videoconferencing platform, the hearing will be conducted by telephone conferencing call-in. Witness testimony may be accepted via telephone call-in. Whether the hearing is to be conducted via videoconferencing or telephone call-in, the CDA will provide all parties login information and/or conferencing call-in information before the hearing. [Page 14-6 and Page 14-20]
39. The CDA is located in a due process state, will follow state/local judicial eviction procedures, and exclude from its grievance procedure any grievance concerning a termination of tenancy or eviction that involves any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the CDA; any violent or drug-related criminal activity on or off such premises; and any criminal activity that resulted in a felony conviction of a household member. The CDA will not use expedited grievance procedures. [Page 14-15]
40. Grievances related to complaints about operational matters will be referred to the property manager responsible for management of the development in which the tenant resides. Grievances involving complaints related to discrimination, harassment, or disability rights will be referred to the CDA Housing Operations Director (or his/her designee). The CDA will schedule and hold the informal settlement meeting within 10 business days. The informal settlement may be conducted remotely as required by the CDA, or may be conducted remotely upon consideration of the request of the tenant. See 14-III.G for description of the CDA's definitions of *remotely*. [Page 14-16]
41. If the Tenant does not request a hearing, the CDA's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the CDA's action in disposing of the tenant in an appropriate judicial proceeding. The CDA will no longer require the tenant to pay an escrow deposit for grievances involving rent. [Page 14-17]
42. The CDA is located in a due process state, will follow state/local judicial eviction procedures, and will not use expedited grievance procedures. The CDA will schedule and hold grievance hearings within 10 business days. [Page 14-18]
43. When appointing Hearing Officers, if a designated staff member (such as a program manager) was involved in the decision, or is a subordinate of such person, an alternate Hearing Officer will be selected. The CDA may select designated staff members who were not involved in the decision under appeal in certain circumstances, such as appeals involving discrimination claims or denials of requests for reasonable accommodations. [Page 14-19]
44. Removed all reference to Maximum Rents as removed by HUD. Flat rents will be set per HUD requirements, which is no less than 80 percent of the applicable fair market rent (FMR). If the FMR/SAFMR/unadjusted rent is lower than the previous year, the CDA will reduce flat rents to 80 percent of the current FMR/SAFMR. [Page 16-8 thru 6-9]
45. Records relating to violations of the Fair Housing Act or the equal access final rule, and confidential records relating to VAWA emergency transfer requests, will be kept for three years. [Page 16-18]
46. Reference to "environmental intervention" blood lead levels, has been changed to "elevated" blood lead levels (EBLL). Written notice of each known child EBLL case will be provided to HUD's Office of Lead Hazard Control. [Page 16-23]

## **Operation and Management**

### **Section 8 Housing Choice Voucher Program Administrative Plan (Admin Plan)**

The U.S. Department of Housing and Urban Development (HUD) requires all Public Housing Authorities to adopt and maintain a written administrative plan that establishes local policies for Section 8 program administration. The administrative plan must state the PHA's policies in those areas where the PHA has discretion to establish local policy. Periodically, HUD amends regulations applicable to the Section 8 program. The CDA's Section 8 Admin Plan cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions will bring the CDA's Section 8 Admin Plan current with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the Admin Plan is user-friendly. Proposed changes to CDA policy within the Admin Plan are as follows:

1. The CDA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The CDA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. [Page 1-3]
2. The CDA's administrative plan is applicable to the operation of the Housing Choice Voucher (HCV) program. CDA HCV policies pertain to families who participate in the Family Self Sufficiency (FSS) Program. However, there is also an FSS action plan, which addresses the operation and guidelines for the operation of the CDA's FSS program. [Page 1-5]
3. The CDA will not discriminate on the basis of gender identity; the CDA will not subject anyone to sexual harassment; and the CDA does not identify any additional classes beyond the protected classes. [Page 2-4]
4. The CDA will investigate allegations of discrimination. [Page 2-5]
5. The CDA will utilize a language line for telephone interpreter services; and the CDA will encourage the use of qualified community volunteers to act as interpreters and translators. [Page 2-19]
6. A "family" also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate that they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family. Each family must identify the individuals to be included in the family at the time of application and must update this information if the family's composition changes. Families who meet these criteria will not be awarded an extra bedroom. [Page 3-3]
7. Removed reference to emancipated minors not being awarded vouchers. [Page 3-7]
8. The CDA may consider family certification and additional documentation or evidence, if the family member is confined on a permanent basis for medical reasons. [Page 3-11]
9. Criteria to be considered an *independent student* has been updated per the Department of Education. If the CDA determines that an individual meets the definition of a *vulnerable youth* such a determination is all that is necessary to determine that the person is an *independent student* for the purposes of using only the student's income for determining eligibility for assistance. Definition of *vulnerable youth* has been added. [Page 3-22 thru 3-24]
10. Added definition of *drug* per 21 U.S.C. 802 Controlled Substances Act. [Page 3-29 and Page 3-31]
11. For deferred prosecution cases, disposition will be the date the deferred prosecution agreement is fulfilled. [Page 3-31]
12. A record or records of arrest will not be used as the sole basis for the denial or proof that the applicant engaged in disqualifying criminal activity. [Page 3-32]. An arrest may, however, trigger an investigation to determine whether the applicant actually engaged in disqualifying criminal activity. [Page 3-37]. Evidence of criminal conduct will be considered if it indicates a demonstrable risk to safety and/or property. [Page 3-38]
13. If the family indicates that the behavior of a family member with a disability is the reason for the proposed denial of assistance, the CDA will determine whether the behavior is related to the stated disability. If so, upon the family's request, the CDA will determine whether admitting the family as a reasonable accommodation is appropriate. The CDA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed denial of assistance. [Page 3-39]
14. The Section 8 lottery will be conducted via an on-line application system accessible through the CDA's website. Special provisions will be made to ensure that those who are disabled and cannot utilize a computer can apply. An exception to the on-line submittal process will be made for disabled families through an accommodation request. [Page 4-3]
15. When the CDA is ready to select families from the waiting list, the family will be notified, and will be required to complete a full-application and provide all of the information necessary to establish family eligibility and level of assistance. Full-applications must be complete in order to be accepted by the CDA for processing. If an application is incomplete, the CDA will notify the family of the additional information required. The CDA will accept full-applications in person or by mail, and not by fax. The CDA will also accept full-applications via the internet through its applicant portal system from applicants who create a CDA MyHousing portal account. [Page 4-4]

16. The CDA will utilize digital or electronic signature alternatives as HUD permits. [Page 4-4 and Page 7-5]
17. When the CDA opens its Section 8 wait list, it will also publish notice to supportive service providers through the Dane County Homeless Consortium list serve. [Page 4-9]
18. Reasonable accommodation may be made for persons with disabilities who are unable to attend an interview due to their disability. [Page 4-23]
19. The CDA will include in its briefing packet HUD pamphlet *Protect Your Family from Lead in Your Home*. [Page 5-7]
20. Evidence of serious or repeated lease violations also includes police reports, and affidavits from the owner, neighbors, or other credible parties with direct knowledge. [Page 5-9]
21. Any incidents of, or criminal activity related to, domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated lease violations by the victim. [Page 5-9]
22. The CDA will review its imputed asset passbook rate annually to ensure that it remains within 0.75 % of the national average. The effective date of changes to the passbook rate will be determined at the time of the review. [Page 6-19]
23. In determining the equity (cash value) in a property, the CDA will determine market value by examining recent sales of at least three properties in the surrounding or similar neighborhood that possess comparable factors that affect market value. The CDA will first use the payoff amount for the loan (mortgage) as the unpaid balance to calculate equity. If the payoff amount is not available, the CDA will use the basic loan balance information to deduct from the market value in the equity calculation. [Page 6-24]
24. For the purposes of calculating expenses to convert to cash for real property, the CDA will use ten percent of the market value of the home. [Page 6-24]
25. The CDA will issue all utility reimbursements monthly. [Page 6-52]
26. The example showing the exemption impact of minimum rent reflects a \$50 minimum rent. [Page 6-55]
27. If the CDA changes its payment standard schedule resulting in a lower payment standard amount, during the term of a HAP contract, the CDA will not reduce the payment standard used to calculate subsidy for families under HAP contract as long as the HAP contract remains in effect. The CDA will not establish different policies for decreases in the payment standard for designated areas within their jurisdiction. [Page 6-60]
28. The CDA will utilize HUD's Enterprise Income Verification (EIV) income validation tool (IVT) reports to verify tenant employment and income information during mandatory reexaminations or recertification of family composition and income. [Page 7-7] The CDA will no longer use EIV Discrepancy Reports as eliminated by HUD. [Page 7-9]
29. As verification of earned income, the CDA will require the family to provide the two most current, consecutive pay stubs. At the CDA's discretion, if additional paystubs are needed due to the family's circumstances (e.g., sporadic income, fluctuating schedule, etc.), the CDA may request additional paystubs or a payroll record. [Page 7-11]
30. For families with net assets totaling \$5,000 or less, the CDA will accept the family's self-certification of the value of family assets and anticipated asset income when applicable. The family's declaration must show each asset and the amount of income expected from that asset. All family members 18 years of age and older must sign the family's declaration. The CDA will use third-party documentation for assets as part of the intake process, whenever a family member is added to verify the individual's assets, and every three years thereafter. [Page 7-13]
31. Legal identity will be verified for all applicants at the time of eligibility determination and in cases where the CDA has reason to doubt the identity of a person representing him or herself to be a participant. [Page 7-16]
32. In cases where reasonable doubt exists, the family may be asked to provide verification of custody. In cases where reasonable doubt exists, the CDA will require the family to document marriage with a marriage certificate or other documentation to verify that the couple is married. [Page 7-21]
33. The residency, homeless or victim of domestic abuse, and rent burden preferences are applicable to the head of household, spouse, or co-head. Verification in the form of a lease must include a signed lease. The CDA will accept a transitional housing verification as verification for homeless preference. [Page 7-28 thru Page 7-29]
34. For wages other than tips, the family must provide originals of the two most current, consecutive pay stubs. [Page 7-31]
35. HUD guidance on verification of excluded income draws a distinction between income which is fully excluded and income which is only partially excluded. The CDA will accept the family's self-certification as verification of fully excluded income. The CDA may request additional documentation if necessary to document the income source. The CDA will verify the source and amount of partially excluded income. [Page 7-36]
36. In verifying student financial assistance, the CDA will request written verification of the student's fees and other required charges in addition to tuition. [Page 7-37]

37. Under Housing Quality Standards (HQS), all worn or cracked toilet seats and tank lids must be replaced and toilet tank lid must fit properly. [Page 8-6]
38. Under life-threatening conditions, examples are now provided for LP gas or fuel oil leaks, electrical problems, and obstacles that prevent safe entrance. Missing smoke detectors, fire extinguisher, ventilation, and deteriorating paint have been added as life-threatening conditions. [Page 8-8 thru 8-10]
39. The CDA will not charge a fee for failed reinspections. [Page 8-16]
40. For initial inspections, the unit must pass the HQS inspection on or before the effective date of the HAP contract. The CDA will not rely on alternative inspections and will conduct an HQS inspection for each unit prior to executing a HAP contract with the owner. [Page 8-18]
41. Each unit under HAP contract must be inspected biennially within 24 months of the last full HQS inspection. If a unit is found to have a life-threatening HQS fail, the owner of that unit will be required to participate in annual inspections for all units for the period of 24 months before being returned to biennial inspections. This does not apply to life-threatening HQS fails caused by tenants. One or more substantiated complaints will also require the owner of that unit to participate in annual inspections for all units for the period of 24 months before being returned to biennial inspections. The CDA reserves the right to require annual inspections of any owner at any time. [Page 8-21]
42. The CDA will not disclose confidential information to owners where VAWA or witness protection applies. [Page 9-2]
43. The Request for Tenancy Approval (RTA) and the proposed tenant lease may be sent to the CDA via email. [Page 9-4, Page 9-11 and Page 9-12]
44. HUD PIH Notice 2016-09 significantly restricts the ability of PHAs to deny permission to move due to insufficient funding. The CDA's policy is as follows [Page 10-5]:

The CDA will deny a family permission to move on grounds that the CDA does not have sufficient funding for continued assistance if (a) the move is initiated by the family, not the owner or the CDA; (b) the CDA can demonstrate that the move will, in fact, result in higher subsidy costs; and (c) the CDA can demonstrate, in accordance with the policies in Part VIII of Chapter 16, that it does not have sufficient funding in its annual budget to accommodate the higher subsidy costs; and (d) for portability moves, the receiving PHA is not absorbing the voucher.

If the CDA does not have sufficient funding for continued assistance, but the family must move from their unit, the family may move to a higher cost unit if the move is within the CDA's jurisdiction. The CDA, however, will not allow the family to move under portability in this situation if the family wishes to move to a higher cost area.

For both moves within the CDA's jurisdiction and outside under portability, the CDA will not deny a move due to insufficient funding if the CDA previously approved the move and subsequently experienced a funding shortfall if the family cannot remain in their current unit. The CDA will rescind the voucher in this situation if the family will be allowed to remain in their current unit.

The CDA will create a list of families whose moves have been denied due to insufficient funding. The CDA will keep the family's request open indefinitely, and when funds become available, the families on this list will take precedence over families on the waiting list. The CDA will use the same procedures for notifying families with open requests to move when funds become available as it uses for notifying families on the waiting list (see section 4-III.D).

The CDA will inform the family of its policy regarding moves denied due to insufficient funding in a letter to the family at the time the move is denied.
45. For portability, if there is more than one PHA with jurisdiction over the area to which the family wishes to move, the PHA will advise the family that the family selects the receiving PHA and notify the initial PHA of which receiving PHA was selected. The PHA will provide the family with contact information for all of the receiving PHAs that serve the area. The PHA will not provide any additional information about receiving PHAs in the area. The PHA will further inform the family that if the family prefers not to select the receiving PHA, the initial PHA will select the receiving PHA on behalf of the family and the PHA will not provide the family with information for all receiving PHAs in the area. [Page 10-16]
46. For portability, the CDA will advise the family that they will be under the CDA's policies and procedures, including screening, subsidy standards and voucher extension policies, and payment standards. [Page 10-16]
47. The PHA will use email, when possible, to contact the receiving PHA regarding whether the receiving PHA will administer or absorb the family's voucher. [Page 10-17]
48. If the initial PHA extends the term of the voucher, the receiving PHA's voucher will expire 30 calendar days from the new expiration date of the initial PHA's voucher. [Page 10-21]
49. The CDA will use email, when possible, to notify the initial PHA (or receiving PHA) whether it will administer or absorb the family's voucher. [Page 10-17 and Page 10-24]
50. The receiving PHA's voucher will expire 30 calendars days from the expiration date of the initial PHA's voucher. If the initial PHA extends the term of the voucher, the receiving PHA's voucher will expire 30 calendar days from the new expiration date of the initial PHA's voucher. [Page 10-27]

51. Unless the PHA negotiates a different amount of reimbursement with the initial PHA, the PHA will bill the initial PHA the maximum amount of administrative fees allowed, ensuring any administrative fee proration has been properly applied. [Page 10-29]
52. If the CDA decides to absorb a family anytime after the execution of the HAP contract, it will provide the initial PHA with 30 days' advance notice, but no later than 10 business days following the effective date of the termination of the billing arrangement. [Page 10-33]
53. At the annual reexamination, the CDA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state. The CDA will use a searchable database hosted by the Department of Justice to verify the information provided by the tenant. [Page 11-5]
54. When notifying the family of any changes in the amount of the HAP payment, the notice will also state that the family has the right to request an explanation of how the assistance was calculated and if the family disagrees, they have the right to informal hearing. The notice will include the procedures for requesting an informal hearing. [Page 11-17]
55. If a family moves after the owner has given the family an eviction notice for serious or repeated lease violations but before a legal eviction judgment has been issued, termination of assistance is not mandatory. In such cases the CDA will determine whether the family has committed serious or repeated violations of the lease based on available evidence and may terminate assistance or take alternative measures. Upon consideration of other factors, the CDA may, on a case-by-case basis, choose not to terminate assistance. *Serious and repeated lease violations* will include, but not be limited to, nonpayment of rent, disturbance of neighbors, destruction of property, or living or housekeeping habits that cause damage to the unit or premises and criminal activity. Generally, the criterion to be used will be whether or not the reason for the eviction was the fault of the tenant or guests. [Page 12-4]
56. A record or records of arrest will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity. [Page 12-8 and Page 12-9] While a record or records of arrest will not be used as the sole basis for termination, an arrest may, however, trigger an investigation to determine whether the participant actually engaged in disqualifying criminal activity. Evidence of criminal conduct will be considered if it indicates a demonstrable risk to safety and/or property. [Page 12-17]
57. In conducting owner outreach, the CDA will hold owner recruitment/information meetings at least once a year, and will develop working relationships with apartment associations and industry investor groups. [Page 13-3]
58. Families receiving HCV assistance are entitled to certain protections set forth under the Protecting Tenants at Foreclosure Act (PTFA). During the term of the lease, the new owner of the property does not have good cause to terminate the tenant's lease, unless the new owner will occupy the unit as their primary residence and has provided the tenant with at least a 90-day notice. In that case, the lease may be terminated effective on the date of sale, although the tenant is still entitled to a 90-day notice to vacate. Further, the new owner assumes interest in the lease between the prior owner and the tenant and to the HAP contract. [Page 13-22]
59. The utility allowance for an assisted family living in shared housing is the lower of the utility allowance for the family unit size (voucher size) or the prorata share of the utility allowance for the shared housing unit. [Page 15-9]
60. Administrative fee reserve is now referred to as unrestricted net position (UNP). [Page 16-3]
61. When updating payment standards, the CDA may review the quality of units selected by participant families when making the determination of the percent of income families are paying for housing, to ensure that payment standard increases are only made when needed to reach the mid-range of the market. [Page 16-6]
62. Effective dates of changes to payment standard amounts will be determined at time of update. The CDA will always ensure the payment standards will be within the basic range. The CDA will not voluntarily adopt the use of Small Area Fair Market Rents (SAFMRs) except to establish exception payment standards in certain zip code areas. [Page 16-7]
63. The CDA will include a utility allowance for air-conditioning in its utility allowance schedule. [Page 16-10]
64. Applicants who intend to have an attorney represent them at their Informal Hearing must provide this information to the CDA at the time of a request for a Hearing. Attorney's providing representation must be licensed to practice law in the State of Wisconsin. The CDA will not discuss the applicant's case, or share any information from the applicant's file, with their attorney or anyone else without a signed release of information. [Page 16-14]
65. Informal reviews will only be rescheduled for a verifiable medical emergency. Informal reviews may not be conducted if the applicant arrives more than 15 minutes late for the scheduled informal review. [Page 16-15]

66. Remote hearings will be conducted in accordance with due process requirements and compliance with HUD regulations. The CDA has the sole discretion to require hearings be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the CDA will conduct a hearing remotely upon request of the family as a reasonable accommodation for a person with a disability, if the family does not have childcare or transportation that would enable them to attend the hearing, or if the family believes an in-person hearing would create an undue health risk. The CDA will consider other reasonable requests for a remote hearing on a case-by-case basis. [Page 16-16 and Page 16-19]
67. If the hearing will be conducted via telephone conferencing call-in or via videoconferencing, the CDA will ensure that the family, family representatives, CDA representatives, and the person conducting the hearing can adequately access the platform. If any family, family representative, CDA representative, or person conducting the hearing is unable to effectively utilize the videoconferencing platform, the hearing will be conducted by telephone conferencing call-in. Witness testimony may be accepted via telephone call-in. Whether the hearing is to be conducted via videoconferencing or telephone call-in, the CDA will provide all parties login information and/or conferencing call-in information before the hearing. [Page 16-16 and Page 16-19]
68. If the hearing officer is a CDA employee, the notice will be mailed within 10 business days of the informal hearing to the applicant and his or her representative. In cases where the hearing officer is not a CDA employee, the CDA will mail notice of final decision within 10 business days after receiving the hearing officer's written decision. The CDA will mail the notice to the applicant and his or her representative. [Page 16-17]
69. If the participant family must appear within 15 minutes of the scheduled hearing time. The CDA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities. If the family cannot show good cause for the failure to appear, or a rescheduling is not needed as a reasonable accommodation, the CDA's decision will stand. [Page 16-23]
70. If a participant hearing will be conducted remotely, the CDA will compile a hearing packet, consisting of all documents the CDA intends to produce at the informal hearing. The CDA will mail copies of the hearing packet to the hearing officer at least three days before the scheduled remote informal hearing. The original hearing packet will be in the possession of the CDA representative and retained by the CDA. Documents will be shared electronically whenever possible. [Page 16-24]
71. The CDA will include in the hearing confirmation notice to the participant a request for copies of all documents that the participant intends to present or utilize at the hearing. The participant must make the documents available to the CDA no later than 12:00 pm on the business day prior to the scheduled hearing date. If the informal hearing is to be conducted remotely, the CDA will require the family to provide any documents directly relevant to the informal hearing at least 24 hours before the scheduled hearing. The CDA will scan and email copies of these documents to the hearing officer and the PHA representative the same day. Documents will be shared electronically whenever possible. [Page 16-24 – 16-25]
72. The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the CDA will take effect and another hearing will not be granted. [Page 16-27]
73. The hearing officer will determine if the termination of assistance is for one of the lawful grounds specified in the HUD regulations and CDA policies. If the grounds for termination are not specified in the regulations or in compliance with CDA policies, then the decision of the CDA will be overturned. [Page 16-27]
74. The hearing officer will mail a "Notice of Hearing Decision" to the CDA and to the participant on the same day via first-class mail. A copy of the "Notice of Hearing Decision" will be maintained in the CDA's file. [Page 16-29]
75. The Executive Director has the authority to determine that the CDA is not bound by the decision of the hearing officer because the CDA was not required to provide a hearing, the decision exceeded the authority of the hearing officer, the decision conflicted with or contradicted HUD regulations, requirements, or the decision was otherwise contrary to federal, state, or local laws. In such a case, the CDA will mail a "Notice of Final Decision" to the CDA and the participant on the same day. The "Notice of Final Decision" will be sent by first-class mail. A copy of this notice will be maintained in the CDA's file. [Page 16-29]
76. Before executing a repayment agreement with a family, the CDA will generally require a down payment of 10 percent of the total amount owed. If the family can provide evidence satisfactory to the CDA that a down payment of 10 percent would impose an undue hardship, the CDA may, in its sole discretion, require a lesser percentage or waive the requirement. [Page 16-36]

77. The CDA has established the following payment thresholds for repayment of debts:
- Amounts between \$3,000 and the federal or state threshold for criminal prosecution must be repaid within 36 months.
  - Amounts between \$2,000 and \$2,999 must be repaid within 30 months.
  - Amounts between \$1,000 and \$1,999 must be repaid within 24 months.
  - Amounts under \$1,000 must be repaid within 12 months.
- If a family can provide evidence satisfactory to the CDA that the threshold applicable to the family's debt would impose an undue hardship, the CDA may, in its sole discretion, determine that a lower monthly payment amount is reasonable. [Page 16-37]
78. "Environmental Intervention blood lead level" has been changed to "elevated blood lead level." Upon notification by the owner, the CDA will provide the public health department written notice of the name and address of any child identified as having an elevated blood lead level within five business days. Upon notification by the owner, the CDA will notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child's address within five business days. [Page 16-50]
79. Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking has been added as Exhibit 16-3. [Page 16-72 thru 16-74]
80. The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its authorized units and attach the funding to specific units rather than using it for tenant-based assistance. There are certain other units not subject to the PBV program limitation (e.g. RAD and HUD-VASH PBV). The PHA may project-base an additional 10 percent of its qualified units above the 20 percent program limit. The CDA currently has no set aside units above the 20 percent program limit. [Page 17-4]
81. The CDA will attach PBVs to projects owned by the CDA when the CDA engages in an initiative to improve, develop, or replace a public housing property or site and per the requirements under 24 CFR 983.51(b). [Page 17-7]
82. For the solicitation and selection of PBV proposals, in order to promote partially assisted projects, projects where less than 25 percent of the units will be assisted will be rated higher than projects where 25 percent or more of the units will be assisted. In the case of projects for occupancy by the elderly, persons with disabilities or families needing other services, the PHA will rate partially assisted projects on the percentage of units assisted. Projects with the lowest percentage of assisted units will receive the highest score. [Page 17-8]
83. In considering proposals for projects that include PBV assistance for excepted units, the CDA will develop housing for occupancy by families in need of services. As of April 18, 2017, a PBV project must make supportive services available to all families receiving PBV assistance in the project, but the family does not actually have to accept and receive supportive services for the exception to apply to the unit, although the family must be eligible to receive the support services. [Page 17-18]
84. PBV units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD are exempt from the project cap. The CDA does not have any PBV unit that are subject to the per project cap exception. [Page 17-18]
85. The CDA will not provide assistance on behalf of the family until the PBV unit fully complies with HQS. [Page 17-25]
86. The CDA will inspect on a biennial basis a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract PBV units and the premises are maintained in accordance with HQS. [Page 17-25]
87. The owner must notify the CDA in writing (mail, fax, or e-mail) within 5 business days of learning about any vacancy or expected vacancy. After receiving such notice, the CDA will make every reasonable effort to refer families from the waiting list for the project to the owner within 10 business days. [Page 17-43]
88. If a participating family receiving zero assistance experiences a change in circumstances that would result in a HAP payment to the owner, the family must notify the CDA of the change and request an interim reexamination before the expiration of the 180-day period. [Page 17-47]
89. Under the VAWA emergency transfer policy, the CDA will provide several options for continued assistance for the victim currently living in a PBV unit. [Page 17-51]
90. In determining reasonable rent for each PBV contract unit, the CDA will elect within the HAP contract not to reduce rents below the initial level, with the exception of circumstances listed in 24 CFR 983.302(c)(2). If, upon redetermination of the rent to owner, the reasonable rent would result in a rent below the initial rent, the CDA will use the higher initial rent to owner amount. [Page 17-57]
91. The CDA will not apply Small Area Fair Market Rents (SAFMRs) to the CDA's PBV program. [Page 17-58]

### **Rent Determinations**

The CDA has implemented rent determination revisions as noted above. The changes bring the CDA current with HUD requirements involving flat rent, earned income disallowance (EID), and HUD's Streamlining Rule. The CDA will no longer use EIV quarterly wages to project annual income, and the CDA will use the EIV income validation tool to verify tenant/participant employment and income information. The CDA will set the imputed asset passbook rate at the national rate established by FDIC and the CDA will review the passbook annually. If the EID does not result in a change in rent as a result of an increase, the CDA will notate the file and will not conduct an interim reexamination.

### **Grievance Procedure**

The Public and Multifamily Housing and Section 8 applicant appeal process on the denial of admission will now include access to remote informal hearings/reviews at the CDA's discretion; Public Housing tenant informal settlement meetings and grievance hearings will include access to remote meetings/hearings at the CDA's discretion; and Section 8 Hearings for participants will include access to remote hearings at the CDA's discretion.

The CDA is located in a due process state and will follow state/local judicial eviction procedures. The CDA will exclude from its grievance procedure any grievance concerning a termination of tenancy or eviction that involves any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the CDA, any violent or drug-related criminal activity on or off such premises, and any criminal activity that resulted in felony conviction of a household member. The CDA will not use expedited grievance procedures.

Public Housing informal settlement meetings and grievance hearings will be scheduled and held within 10 business days.

Pursuant to HUD's streamlining Administrative Regulations Final Rule, Public Housing grievance hearings no longer require the tenant to make an escrow deposit when the grievance involves rent.

### **Homeownership Programs**

The CDA intends to submit its draft Section 32 Homeownership Plan to HUD per CDA Board approval in 2018. The plan includes 12 scattered-site housing units, which would be available for purchase by low-income families. The CDA would use the proceeds of any sale for redevelopment of new affordable housing. The CDA may also form partnerships with non-profit and private developers to increase the opportunities for affordable home ownership through community efforts that include for-sale affordable and mixed-income housing production.

### **Self-Sufficiency Programs**

The CDA will continue to administer the Resident Opportunities and Self-Sufficiency (ROSS) program, Multifamily Housing Service Coordinator grant program, and Housing Choice Voucher Family Self-Sufficiency (FSS) program. The CDA may pursue other self-sufficiency opportunities, such as a HUD Moving-To-Work designation, increasing Section 3 program efforts, and creating internship positions within the agency. The CDA may also apply for Capital Fund Community Facilities Grants, and other related grants, for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and/or facilities offering comprehensive integrated services for residents.

### **Community Service**

The Public Housing ACOP has been updated, as noted above, to provide further clarification on the community service requirement found in HUD PIH Notice 2015-12. The CDA's Community Service requirement includes community service or self-sufficiency activity be completed 8 hours each month or be aggregate across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification of compliance. Each individual who is subject to the Community Service requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on a certification form, which also includes places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed. Families will be required to submit the documentation to the CDA, upon request by the CDA, at least annually. If the CDA has reasonable cause to believe that the certification provided by the family is false or fraudulent, the CDA has the right to require additional third-party verification.

### **Pet Policy**

The CDA's Public Housing Pet Policy has been updated, as ACOP revisions noted above, to include best practices per HUD's Fair Housing and Equal Opportunity (FHEO) Notice 2020-01. For an animal to be excluded from the pet policy and be considered a service animal, it must be a trained dog, and there must be a person with disabilities in the household who requires the dog's services. Residents are responsible for feeding, maintaining, providing veterinary care, and controlling their assistance animals. A Resident may do this on their own or with the assistance of family, friends, volunteers, or service providers.



**Asset Management**

In an effort to expand the supply and improve the quality of assisted housing, the CDA will:

- Assess its current inventory of Public Housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option
- Develop a site-by-site preservation strategy
- Maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties.
- Leverage private financing for developing new dwelling units within HUD guidelines
- Work with the Department of Housing and Urban Development to increase the number of occupied housing units in the CDA's portfolio, including re-occupying modernized and vacant units
- Convert Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program
- Demolish or dispose of obsolete Public Housing units and provide sustainable replacement housing

**Financial Resources**

<b>CDA Financial Resources</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Federal Grants (2021)</b>		
➤ <b>Public Housing Operating Fund</b>	\$1,348,515	
➤ <b>Public Housing Capital Fund</b>	\$1,676,350	
➤ <b>Section 8 Housing Assistance Payments</b>	\$14,336,646	
➤ <b>Section 8 Administrative Fund</b>	\$1,142,217	
➤ <b>Multifamily Housing Assistance Payments</b>	\$599,640	
➤ <b>Section 8 Family Self-Sufficiency Grant</b>		Section 8 FSS Program Services
➤ <b>Multifamily Housing Service Coordinator Grant</b>	\$160,823	Multifamily Resident Services
➤ <b>Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)</b>	\$89,453	Public Housing Resident Services
<b>Prior Year Federal Grants (Unobligated Funds Only)</b>	\$ -0-	Public Housing Capital Improvements
<b>Public and Multifamily Housing Dwelling Rental Income</b>	\$3,402,008	Public Housing and Multifamily Housing Operations
<b>Other Non-Dwelling Income</b>	\$395,299	Public Housing and Multifamily Housing Operations
<b>Non-Federal Sources</b>	\$ -0-	

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**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

**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y   | N                        |
|---|--------------------------|
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Hope VI or Choice Neighborhoods.   |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Mixed Finance Modernization or Development.  |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Demolition and/or Disposition.   |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.   |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.   |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Occupancy by Over-Income Families.   |                          |
| <input type="checkbox"/>  | <input type="checkbox"/> |
| <input type="checkbox"/> Occupancy by Police Officers.  |                          |
| <input type="checkbox"/>  | <input type="checkbox"/> |
| <input type="checkbox"/> Non-Smoking Policies.  |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Project-Based Vouchers.  |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Units with Approved Vacancies for Modernization.   |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |                          |

(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.

The CDA intends to assess its current inventory of housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option. The CDA will develop a site-by-site preservation strategy; and maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties. The CDA may leverage private financing for developing new dwelling units within HUD guidelines. The CDA intends to utilize Capital Funds for redevelopment when appropriate. The CDA intends to convert its Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program. A conversion may include all Public Housing units within the CDA's inventory.

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 CDA residents 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 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 or other available conversion options. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development.

The CDA's Long Range Planning Committee 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. 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. Developments specifically targeted for new activities in 2021 include:

- Four (4) units of Public Housing located on Theresa Terrace, have been identified as functionally obsolete and remain vacant since 2015. These units are in the AMP 300 inventory. These units have significant mold damage and do not meet HUD's total development cost (TDC) threshold. These units are located in a neighborhood with concentrations of poverty. As part of a strategy to create quality, low-income housing for residents in the existing neighborhood, the CDA intends to disposition these units to a CDA non-profit, the Madison Revitalization and Community Development Corporation (MRCDC). The disposition will be at below fair market value and the MRCDC will be required by HUD to maintain the property as affordable housing. MRCDC will enter into a ground lease with a non-profit developer who will partner with MRCDC and the City of Madison to redevelop the property. The City of Madison will likely provide some subsidy to the non-profit developer, dependent on funding availability. Redevelopment of this property could include several scenarios, but will result in the demolition of the current buildings given their current condition. The CDA intends to set aside four (4) project-based vouchers for this project.
- 32 scattered site units at the CDA's East and West Sites are also being considered for a Section 18 disposition, as the CDA has submitted a disposition application to HUD. These units are mostly duplexes and four-plexes and meet the 18-04 scattered site definition. Upon HUD's approval, the units will be sold to the MRCDC at less than fair market value and will be maintained as affordable housing through a restricted use covenant. The Public Housing subsidy will be replaced with Section 8 Tenant Protection Vouchers. Four (4) units are in the AMP 200 inventory, and 28 units are in the AMP 300 inventory:

#### **AMP 200**

- 4541 and 4543 Stein Avenue
- 2292 and 2294 S. Thompson Drive

#### **AMP 300**

- 2916, 2918, 2920 and 2922 Harvey Street
- 2918, 2920, 2926 and 2928 Traceway Drive
- 2944, 2946, 2961, 2963, 2965 and 2967 Turbot Drive
- 6401 and 6403 Hammersley Road
- 5122 and 5124 Manitowoc Parkway
- 6405 and 6407 Raymond Road
- 5838 Russet Road (Unit 1 – 4)
- 1810 S. Whitney Way (Unit 1 – 4)

- 12 single-family homes within the CDA's West Site (AMP 300) inventory have been identified for disposition. The CDA is reviewing several strategies which may include the Section 32 homeownership program for low-income residents, or a Section 18 disposition to a non-profit provider of low-income homeownership. Properties identified for either homeownership or disposition include: 2402, 2406 and 2410 Catalpa Road; 1005 Sequoia Trail; 5301 and 5305 Shaw Court; 222 and 302 N. Blackhawk Avenue; 4273 and 4309 Doncaster Drive; 5601 Elder Place; and 1302 Temkin Avenue.
- 48 units remain at Truax Park Apartments for development. These units are part of the AMP 200 inventory and were former Air Force family housing in multi-story brick/concrete buildings. These units are at the end of their useful life, with no elevator or air conditioning and limited amenities. The units are also not accessible. Therefore, the CDA will pursue a Section 18 application if the CDA can demonstrate the total development cost (TDC) meets HUD's TDC limit. The building addresses are 1, 3, 5, 7, 9, 11, 13 and 15 Straubel Court.

	<ul style="list-style-type: none"> <li>• Pursuant to the CDA's Master Plan and Site Development Study, Truax Park Apartments Redevelopment Phase 3 plans may be created. Under AMP 200, the Public Housing inventory consists of the 48 remaining barracks buildings (as noted above) and 28 units on Wright Street (known as "A" Site). The CDA may also reposition this Public Housing through a Rental Assistance Demonstration (RAD) conversion. The units in A-Site are identified as 1605 – 1671 Wright Street.</li> <li>• The CDA's Triangle Site includes 60 Public Housing units at Gay Braxton Apartments (604 – 762 Braxton Place) and 162 Public Housing units at Brittingham Apartments (755 Braxton Place). These units are within the AMP 400 inventory. After receiving input from residents, the CDA will begin the process of redeveloping the Triangle, with a Low-Income Housing Tax Credit application submitted in 2021, construction to begin in 2022, and occupancy by current residents by 2023. The CDA may also reposition this Public Housing through a RAD conversion or through a Section 18 disposition.</li> </ul> <p>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.</p> <p>With supporting data and where appropriate, the CDA may designate housing for elderly and/or disabled families.</p> <p>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 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.</p> <p>The CDA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are made. The CDA may pursue a Choice Neighborhoods grant or submit 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.</p>
<b>B.3</b>	<p><b>Civil Rights Certification.</b></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>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

**B.5 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

**The CDA's 5-Year Plan for 2020 – 2024 provides eight strategic goals: Expand the supply of assisted housing, improve the quality of assisted housing, improve the quality of life for program participants, promote self-sufficiency and economic opportunity, maintain fiscally responsible operations and financial sustainability, provide highest quality of governance and services, ensure equal opportunity and further non-discrimination in CDA housing, and Violence Against Women Act (VAWA) compliance. The CDA's goals align with HUD and City of Madison goals and provide specific objectives and opportunities, which will enable the CDA to serve the needs of low-income families for the next five years. In 2020, the CDA engaged in or completed the following initiatives:**

**Goal 1: Expand the supply of assisted housing****Objectives:**

- a) **Reduce vacancies in Public and Multifamily Housing**
- b) **Increase or maintain funding**
- c) **Pursue partnerships with other agencies to provide additional assisted housing for qualifying families**
- d) **Improve Section 8 voucher lease up success rate and timing**
- e) **Provide homeownership programs for low-income families**
- f) **Effectively position existing CDA Public Housing portfolio for preservation**
- g) **Develop new dwelling units when feasible**

**Initiatives:**

The CDA continued to lease, manage, and maintain 764 units of Public Housing, 115 units of Multifamily Housing, and 24 Project-Based units at its East, West, and Triangle developments. HUD's occupancy goal is 98%. Initiatives to reduce vacancies resulted in an increased occupancy rate for some of the CDA's developments in 2020 as highlighted below:

<b>Development</b>	<b>2019 Average Occupancy Rate</b>	<b>2020 Average Occupancy Rate</b>
East Amp 200	94.68%	97.99%
West Amp 300	95.68%	96.22%
Triangle Amp 400	97.95%	95.73%
Truax Phase 1 Amp 500	99.29%	99.76%
Truax Phase 2 Amp 600	99.38%	100%
Truax PBV Units	96.18%	92.13%
Parkside	98.35%	97.69%
Karabis	99.17%	94.44%

The CDA continued to administer Section 8 Housing Choice Voucher (HCV) assistance, including Family Unification Program (FUP) vouchers and Veterans Affairs Supportive Housing (VASH) Program vouchers. The CDA also continued to provide voucher assistance through the Section 8 Moving Up Pilot Program (MUPP) and the Mainstream Program. The MUPP program provides assistance to families moving out of permanent supportive housing with transitional support services for two years. The CDA's goal is to provide 10 families with MUPP assistance and currently there are 9 MUP families who have executed a lease. The Mainstream program provides assistance to non-elderly persons with disabilities who are in permanent supportive housing or rapid rehousing. The CDA's goal is to provide 59 families with Mainstream assistance and currently there are 29 Mainstream families who have executed a lease. The CDA also continued to administer Section 8 project-based voucher assistance to 202 units under the following PBV contracts:

<b>Award Year</b>	<b>Organization</b>	<b>Program Criteria for Low-Income Households</b>	<b>PBVs Awarded</b>
2006	Housing Initiatives	Housing with mental health supportive services	5
	Porchlight, Inc.	Homeless or formerly homeless	8
	Prairie Crossing	Allied Drive Neighborhood revitalization	20
	YWCA	Single Mom's with 1 or 2 children under the age of 4	8
2008	Revival Ridge	Neighborhood revitalization	36
2010	Burr Oaks	Senior affordable housing	30
	Truax Park	Truax Park Redevelopment Phase 1	24
2014	Pinney Lane	For Persons with Disabilities	8
	Porchlight at Truax	Truax Park Development Phase 2	8
	Rethke Terrace	Permanent supportive housing for homeless individuals	27
	Ridgecrest	Private redevelopment of distressed affordable housing	8
2015	Tree Lane	Permanent supportive housing for homeless families	20
<b>TOTAL</b>			<b>202</b>

The CDA received 30 new Tenant Protection Vouchers (\$257,699) for the tenants of Oakwood Village. The ownership of this property decided not to renew their previously held Multifamily Housing project-based assistance contract with HUD. In doing so, the owner may increase the rents at the property to a market rate rent. The CDA agreed to administer the new vouchers, which will allow the current residents to remain in their units while being protected from an increase in rent by the owner.

Each year the CDA reviews its Section 8 payment standards taking into account the supply of rental housing available within the payment standards and the success rate of participating families finding suitable housing. HUD allows Section 8 payment standards to be between 90% and 110% of HUD's annual Fair Market Rents (FMR). The CDA made no changes to its payment standard in 2020, with the current payment standards at 95% of the 2018 HUD FMR.

The CDA continued to support voucher mobility in 2020. The CDA bills initial housing authorities for the assistance paid for incoming portable households. Families who brought their vouchers from another jurisdiction. The CDA does this to preserve local voucher budget authority to serve families from the CDA waiting list. CDA is currently billing initial housing authorities for 41 households. Conversely, the CDA currently pays receiving housing authorities for 55 households who have ported out of the CDA's jurisdiction. Most of these households ported out with VASH vouchers. Receiving jurisdictions must bill the CDA for these veteran's vouchers under the HUD rules that apply to these special purpose vouchers.

For homeownership efforts, the CDA continued to administer its Section 8 homeownership program, with a total of 40 families utilizing Section 8 assistance for mortgage expenses. The CDA Board adopted a Section 32 Homeownership Plan for submission to the HUD Special Applications Center. The plan includes 12 scattered-site housing units, which would be available for purchase by low-income families. The CDA would use the proceeds of any sale for redevelopment of new affordable housing.

The CDA Board approved the disposition of 32 scattered site units at the CDA's East and West Sites. The units are mostly duplexes and four-plexes. A Section 18 disposition proposal has been submitted to the HUD Special Applications Center. Upon approval by HUD, the units are to be sold at less than fair market value to The Madison Revitalization Community Development Corporation (MRCDC), which is a CDA created non-profit. The units will then be maintained as affordable housing through a restricted use covenant, and the Public Housing subsidy will be replaced with Section 8 Tenant Protection Vouchers.

In 2017, the CDA identified Four units of Public Housing, at Theresa Terrace, as functionally obsolete. These units are located in a neighborhood with concentrations of poverty. The CDA intends to sell these units to the MRCDC for redevelopment as part of a strategy to create quality, low-income housing for residents in the existing neighborhood. In October of 2020, The CDA Board of Commissioners approved a resolution to complete the HUD disposition application process.

The City of Madison adopted a draft Triangle Monona Bay Neighborhood Plan in 2019 with input from area residents, service providers, property owners, and other stakeholders. An Ad Hoc Steering Committee participated in the neighborhood planning process, with a CDA housing resident on the Steering Committee. The plan also received input from the CDA Board of Commissioners. The plan provides guidance as the CDA begins to address redevelopment needs at the Triangle Site. Through a Technical Assistant grant in 2020, CDA Staff met with a HUD provided consultant to review options for redevelopment.

The CDA is an active participant in the City of Madison's Interagency Housing Team, which focuses on affordable housing strategies.

## **Goal 2: Improve the quality of assisted housing**

### **Objectives:**

- a) **Renovate and/or modernize Public Housing and Multifamily Housing units**
- b) **Pursue energy efficiency improvements**
- c) **Identify and implement sustainable practices to minimize impacts on the environment**

### **Initiatives:**

The CDA strives to achieve HUD Physical Assessment Subsystem (PASS) scores of no less than 35 points. The purpose of the PASS is to determine whether public housing units are decent, safe, sanitary and in good repair, and to determine the level to which the CDA is maintaining its public housing in accordance with housing condition standards. Physical inspections are conducted each year by independent, HUD-contracted inspectors in accordance with HUD's Uniform Physical Condition Standards (UPCS). The assessment of each CDA development involves inspection areas of site, building exterior, building systems, common areas, and dwelling units. CDA PASS scores are as follows:

	<b>2019 PASS Score</b>	<b>2020 PASS Score</b>
<b>East Site</b>	19.2	No score available
<b>West Site</b>	34	
<b>Triangle Site</b>	35.2	
<b>Truax Phase 1</b>	29.2	
<b>Truax Phase 2</b>	34.8	

In 2020, the CDA completed a position study and hired three new Maintenance Coordinators to increase maintenance capacity and oversee facility operations at the CDA's East, West, and Triangle sites. The addition of these positions will also allow the CDA to create and manage an efficient and effective maintenance inventory system.

The CDA completed a Request for Proposal for the selection of a qualified vendor to complete a Green Physical Needs Assessment (GPNA). The Nelrod Company was awarded the contract and is scheduled to complete the GPNA in 2020. Public housing authorities are required by HUD to complete a GPNA, which is a comprehensive assessment of the physical condition of their housing stock and facilities. The GPNA also includes an energy audit, which is conducted under HUD standards in support of energy conservation goals. The final product will help guide the CDA's prioritization of redevelopment and energy efficiency upgrade opportunities.

After an inventory and removal of Ash Trees on CDA property, the CDA continue its partnership with the Urban Tree Alliance for evaluation of tree needs and the planting of new trees. In 2020, the Urban Tree Alliance continued to provide tree maintenance on CDA properties through a partnership with the Madison Area Technical College (MATC). The partnership provides for college students who are enrolled in urban forestry to provide tree planting, tree maintenance, and tree removal under.

In August of 2020, Madison Gas & Electric (MGE) constructed its second shared solar installation. The CDA and other participants are able to reserve a portion of the electricity produced from the Share Solar arrays with a stable electric rate for the next 25 years. The Shared Solar Program involves an up-front participation fee and paying MGE's established rate for the solar energy. The CDA entered into a Memorandum of Understanding with RENEW Wisconsin, Inc. who will pay the CDA's share of up-front fees to participate in a Shared Solar Program. The CDA selected Romnes and Karabis Apartments as participating buildings. Participation in the Shared Solar Program will allow the CDA to offer the benefits of cost-effective, locally generated solar energy to Romnes and Karabis residents without installing solar on any CDA properties.

### **Goal 3: Improve the quality of life for program participants**

#### **Objectives:**

- a) Ensure CDA supportive services, and housing and unit types, meet the needs of the evolving population**
- b) Through policy and partnerships, create vibrant living environment initiatives to ensure CDA developments are healthy and safe places to live**
- c) Improve resident services across CDA programs and housing communities**
- d) Increase the number of residents who can affordably access the internet**
- e) Create a lasting social impact through support of resident associations, a thriving resident advisory board, and resident voice**

#### **Initiatives:**

In March of 2020, the CDA began to comply with the State of Wisconsin's Safer at Home order to help stop the spread of the Coronavirus (COVID-19). The CDA continues to follow local public health department and City of Madison recommendations and CDA offices have remained closed to the public, with staff continuing to be available via phone, email, mail, or via a locked drop box located at each CDA office. CDA Service Coordinators continued to check-in on residents to ease feelings of isolation and to provide resources such as food and mental health referrals. CDA Maintenance Staff continued to respond to emergency work order requests and disinfected properties 7-days per week. Other important CDA functions continue, including admissions, eligibility, and apartment turns. CDA Staff continue to prioritize and process a large volume of interim re-exams for all housing programs, which reflect adjustments to rent. CDA residents were encouraged to report any changes in income as quickly as possible in order for staff to process these changes timely. The CDA followed HUD's CARES Act eviction moratorium and then the Centers for Disease Control and Prevention and Department of Health and Human Services eviction moratorium. Property Managers created repayment agreements with any resident who has not paid rent and the CDA did not collect any late fees or NSF fees during this time. The CDA has also referred residents to the Dane County CARES rental assistance program.

The CDA continues to maintain two (2) HUD Multifamily Housing Service Coordinator grants, which includes two (2) Resident Service Coordinators at the CDA's Triangle Site. The 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.

The CDA updated its Parking Policy applicable to Public and Multifamily Housing parking lots. The new parking policy combined three separate site-based policies into one policy. The new policy removed the requirement for residents to provide proof of a valid driver's license to receive a parking permit, and the requirement for vehicles to be registered in the state of Wisconsin. The new policy also provides additional sections on temporary license plates, Triangle caretaker and nurse parking, and assigned parking.

In 2018, the CDA's security contract ended. In 2020, the CDA created and implemented a new public safety and security program at its Public and Multifamily Housing properties to further its mission to providing decent, safe, and sanitary housing to low-income residents of the City of Madison. Through the new program, CDA residents completed a Resident Safety and Security Survey. The survey provided that 64% of respondents did not feel safe at night in their homes, 45% did not feel safe at night walking on the outside grounds of their homes, and 50% felt less safe without security services over the past year. Through a competitive Request for Proposal process, the CDA secured a professional contractor to provide on-site security services. The security services provide for the protection of CDA residents, staff, and properties as delivered through the innovative use of various tools, techniques, and technologies. The CDA's new security services program includes a code of ethics, training and recertification, standard operating guidelines, reporting, and a prohibited harassment and/or discrimination policy. The onboarding of all security officers includes topics such as Fair Housing, resident engagement, mental health first aid, and trauma informed care.

A Public Housing utility allowance analysis began in 2020, where the CDA used a combined calculation method to include average actual resident-paid utility bills and average historical consumption data per HUD recommendations. The next step in the process is to finalize the analysis and to evaluate whether current utility allowances and scheduled surcharges should be revised.

The CDA Resident Advisory Board (RAB) decided in 2020 to convene more frequently and include more residents. A RAB Charter was created and comprises of 30 membership slots with the intent of the RAB to meet on a regular bases. Due to COVID-19, the RAB was only able to meet in January and March. The RAB provided review and comment on the new Parking Policy.

ConnectHome aims to narrow the digital divide in HUD assisted housing. Under the ConnectHomeUSA expansion program, the CDA joined forces with the City of Madison to close the digital gap in Madison. ConnectHome initiatives in 2020 include:

- A CDA resident Internet Usage Survey was completed. Survey costs were funded by the City of Madison's Information Technology (IT) Department. The results of the survey provided a baseline measurement on the number of CDA residents currently connected to the internet.
- Service Coordinators continued to assist residents throughout the pandemic to sign up for affordable internet services.
- The CDA partnered with the East Madison Community Center (EMCC) to receive grant funding from the Public Service Commission of Wisconsin. Under this grant, funds are be used for a lending library at Truax Park Apartments and Webb Rethke Townhomes. Funds also support devices (tablets and data mobile hot spots) and data plans.
- City of Madison IT also redeployed funds to the CDA for in person digital literacy services, for providing devices for a lending library for residents, and for replacing devices in CDA resident computer labs.
- The CDA hired an AmeriCorps Vista volunteer for the 2020 – 2021 service year. The Vista volunteer will focus on capacity building by researching and applying for other funding opportunities.

#### **Goal 4: Promote self-sufficiency and economic opportunity**

##### **Objectives:**

- a) **Increase the number of employed persons in assisted housing**
- b) **Support resident capacity-building and self-sufficiency initiatives to help residents meet their own goals**
- c) **Provide and attract supportive services to increase independence for elderly or disabled households**
- d) **Create a Section 3 Resident Employment & Opportunity Program**

##### **Initiatives:**

The CDA continues to maintain a Section 8 Family Self-Sufficiency (FSS) program in partnership with the Dane County Housing Authority and with services provided by the Community Action Coalition for South Central Wisconsin. The CDA's goal is to support 13 families through the FSS program. In 2020, there were three (3) new families added to the FSS program. Although a program participant may fail to meet the obligations under the FSS program, the CDA is prohibited from terminating the family's Section 8 assistance based on the outcome of FSS participation. Since the program began in 2010, FSS activity is as follows:

<b>Total FSS Activity</b>	<b>Currently Active in FSS</b>	<b>Completed FSS Program</b>	<b>Terminated from FSS</b>
40	12	9	19

The CDA continues to maintain its Resident Opportunity and Self-Sufficiency (ROSS) grants. A ROSS Service Coordinator continues to provide supportive services for self-sufficiency to residents of the CDA's East and West Site developments. Successes and highlights for 2020 include:

- Check-ins with residents and referrals provided for rental assistance, eviction prevention, utility assistance, food and household essentials, and internet and devices along with other community resources.
- Resident assistance in employment related activities including basic computer literacy such as creating an email address, job search, application assistance, job skills assessments, and resume building. Assistance with filing unemployment claims was also provided to those who lost employment due to the economic impact of COVID-19.



- Participant sought employment, and received a tablet to conduct job search at home during COVID-19 pandemic.
- Participant continues with High School Equivalency Diploma (HSED) classes online, and recently started working part-time making \$25 an hour.
- Participant continues to work full-time, and is exploring retirement options.
- Partnership created between the CDA and Free Bikes 4 Kidz (FB4K), which provides free, gently used bicycles to interested CDA residents. Over 87 bikes were distributed to children and families across CDA East and West properties.
- A resident was finally connected to the internet. He was able to purchase a low-cost desktop from DaneNet and he is receiving internet service through AT&T's Access Program.
- Participants provided with bus passes for self-sufficiency related activities, including job search and interviews, and to get to and from new employment.
- ROSS Program Newsletter distributed to CDA residents and included information on scholarships, free tax preparation assistance, and voter information.
- Participant established goals and worked on budgeting, improving credit score, and enrolling in homeownership programs. The same participant also dedicated herself to a new career, enrolled in job training, became a Peer Support Specialist, and moved out of CDA housing into her own home.

#### **Goal 5: Maintain Fiscally Responsible Operations and financial Sustainability**

##### **Objectives:**

- Maximize the CDA's current resources for housing programs**
- Create a sustainable and diversified funding model that is adaptive to external challenges and opportunities**
- Practice asset management principles through project-based accounting and management of CDA housing**
- Utilize Capital Funds for capital improvements vs. operating costs**
- Adopt administrative rule and procedures meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency**
- Implement procurement policies**
- Implement functioning inventory management system**
- Implement energy efficient cost saving measures on all properties**

##### **Initiatives:**

The CDA's Section 8 voucher authority is at 1,915 vouchers, which includes 100 Family Unification Program (FUP) vouchers and 209 Veterans Affairs Supportive Housing (VASH) program vouchers. In July of 2020, the CDA reached 100% Section 8 funding utilization with 1,705 vouchers in use, which includes 79 FUP vouchers in use and 154 VASH vouchers in use.

The CDA is currently eight (8) units over the HUD Faircloth limit, which lowers the amount of operating subsidy the CDA receives from HUD by eight (8) units. In 2020, the CDA began the process to disposition 32 scattered site units of housing. Upon HUD approval in early 2021, the CDA will be compliant with the HUD Faircloth limit and bring in eight (8) more units of Public Housing subsidy. At the same time, the subsidy on the dispositioned units will change to a Section 8 form of assistance, which is a more sustainable platform for these particular units.

The CDA Board adopted formalized financial policies, which define the Board's intent for the administration and stewardship of CDA resources. The CDA Financial Policies delegate limited authority from the CDA Board to the CDA Finance Subcommittee. The CDA Financial Policies provide rules and procedures related to cash handling, cost allocation, reserves, capitalization, and procurement.

Each year, the CDA strives for a HUD Financial Assessment Subsystem (FASS) score of 25. The purpose of FASS is to measure the financial condition of each public housing project. FASS measures liquidity, adequacy of reserves and capacity to cover debt. HUD provides the most recent FASS scores for the CDA:

	<b>2018 FASS Score</b>	<b>2019 FASS Score</b>	<b>2020 FASS Score</b>
<b>East Site</b>	23.00	No score available	No score available
<b>West Site</b>	21.65		
<b>Triangle Site</b>	25.00		

**Goal 6: Provide highest quality of governance and services**

**Objectives:**

- a) **Deliver top quality service to customers**
- b) **Improve CDA image and reputation**
- c) **Create and maintain an inclusive and safe working environment**
- d) **Maintain High Performer status in the Public Housing and Section 8 Housing Choice Voucher programs**
- e) **Attract and retain the best qualified employees, provide opportunities for employees to perform at their best, recognize employee contributions, and maintain succession plans**
- f) **Improve CDA operations, costs, and communications through automation, technology upgrades and continuous process improvements**
- g) **Ensure effective CDA Board governance**

**Initiative:**

The CDA filled eleven vacant positions in 2020 with four (4) of these positions becoming vacant due to promotion: Capital Project Manager, East Housing Site Manager, East Housing Assistant Manager, Triangle Resident Service Coordinator, Maintenance Coordinator (3), Admissions and Eligibility Supervisor, Maintenance Worker (3).

CDA on-site Property Managers began working with City of Madison Human Resources to create a career laddering plan for CDA maintenance staff. The CDA currently has 12 full time maintenance staff who are responsible for maintaining over 550,000 square feet of housing across 40 different locations. Historically, the maintenance staffing model included one Housing Maintenance Worker, one Maintenance Mechanic 1, and one Maintenance Mechanic 2 at each housing site. In 2020, the CDA created three (3) new Maintenance Coordinator positions at each housing site. The new Maintenance Coordinators worked with CDA Property Managers to write a proposal for maintenance staff career laddering. The goal of the program is to hire, train, and promote maintenance staff through the maintenance classification progression in order to retain highly skilled maintenance employees, reduce training costs, effectively maintain CDA's low-income housing units, and meet HUD's physical standards for public and multifamily housing.

To improve community awareness of the CDA, work began in 2020 to create a CDA social media strategy development plan, which includes the implementation of a social media site, media content outline, posting standards, and trained content creators.

CDA Board of Commissioners participated in HUD's Lead the Way on-line training. Lead the Way training is designed to inform board commissioners on the fundamentals of oversight, roles and responsibilities of a PHA board and staff functions, and public housing basics. Curriculum includes: asset management, Housing Choice Voucher program, budgets, ethics, assessing the PHA, knowing the PHA, and preventing sexual and other discriminatory harassment in housing.

**Goal 7: Ensure Equal Opportunity and further non-discrimination in CDA housing**

**Objectives:**

- a) **Ensure equal access to assisted housing**
- b) **Ensure a suitable living environment for all families living in assisted housing**
- c) **Ensure accessible housing to persons with disabilities**
- d) **Ensure equity in organizational values**

**Initiative:**

The CDA hired a Hearing Examiner and Reasonable Accommodation Specialist in 2020, who received Fair Housing Specialist and Hearing Officer certification. Having a dedicated staff person assigned to work on reasonable accommodation requests will help to reduce the processing time of requests and ensure consistency with fair housing law. This position will also ensure that families receive a fair hearing in a timely manner.

Fair Housing posters are displayed at all CDA offices, and CDA customers are provided access to discrimination complaint forms through the CDA's website.

All new CDA employees attend Fair Housing training and many CDA Staff have attended the City of Madison's Racial Equity and Social Justice Initiative series of trainings. All CDA employees are required to attend City of Madison Prohibited Harassment & Discrimination training within their first year of employment, and every three (3) years thereafter. CDA Supervisors and Managers must attend Prohibited Harassment & Discrimination training every three (3) years. The Supervisory level training focuses on good management practices and policies requiring the maintenance of an environment that is free of discriminatory harassment.

	<p>The CDA's Civil Rights Coordinator continues to manage the CDA's affirmative action Work Force Plan and provides guidance to CDA hiring managers in recruitment efforts for "red flag" positions. The CDA Civil Rights Coordinator also assists with Prohibited Harassment and/or Discrimination training and complaint investigations; ensures that staff have access to language-line services, translation, and interpretation services; identifies equity training needs within the CDA; and provides referrals to support the City of Madison's Multicultural Affairs Committee, Women's Initiative Committee, and Latino Community Engagement Team.</p> <p><b><u>Goal 8: Violence Against Women Act Compliance</u></b></p> <p><b>Objectives:</b></p> <p><b>a) Actively follow the Violence Against Women Act (VAWA)</b></p> <p><b>Initiatives:</b></p> <p>The CDA continues to follow the Violence Against Women Act (VAWA) provisions and continues to provide a Section 8 wait list preference for Victims of Domestic Violence. The CDA also provides outreach on VAWA protections, by notifying applicants and program participants of their rights under VAWA, including VAWA language in the CDA's Section 8 Housing Assistance Payment (HAP) Contract and CDA leases for Public Housing and Multifamily Housing. VAWA notices and forms are provided to applicants who are denied admission to a CDA housing program, and to program participants when the CDA issues a notice of termination. The CDA follows its VAWA emergency transfer policies. VAWA information may also be found on the CDA's Website including victim resource resources and CDA VAWA forms.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) 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> <p><b>See attached CDA Resident Advisory Board comments to PHA Plan</b></p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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> <p><b>See attached form HUD-50077-SL</b></p>
<b>B.8</b>	<p><b>Troubled PHA.</b></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 checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p><b>See attached HUD-50075.1, Annual Statement/Performance and Evaluation Reports</b></p>
<b>C.1</b>	<p><b>Capital Improvements.</b> 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><b>See attached HUD 50075.2, Capital Fund Program Five Year Action Plan approved by HUD on 9/14/2020</b></p>



## Resident Advisory Board (RAB) Comments to PHA Plan

### RAB Meeting

December 8, 2020

### Introductions

**RAB Members Present:** Katherine Acker, Olayinka Olagbegi-Adegbite, Barbara Bailey, John Beeman, Sariah Daine, Lisa Krosinski, Silvia Marales Lopez, Je'Dauri Robinson, Linda Washington, Rosie Haskins

**CDA Staff Present:** Tom Conrad, Lisa Daniels, Bryce Gruner, and Bennett Hogendorn

### Presentation

A presentation on the CDA's 2021 Annual Plan was provided to the RAB. Information was also provided to the RAB on the Public Housing Capital Fund Program and CDA planned Capital Fund projects.

### RAB Comments and CDA Response

1. **Je'Dauri Robinson recommends the CDA make less fossil fuels by implementing recycling. Truax residents do not have the option for recycling, and the CDA is taking away the right to become more green by taking away recycling from the residents.**

*CDA Response: Unlike what a private homeowner experiences, the CDA has to use a private contracting service for recycling pick up. When recycling procedures are not followed, the CDA is forced to pay contamination fees. The CDA intends to work on this issue.*

2. **Lisa Krosinski offered assistance to the CDA, as she is a designer and she can help the CDA with social media.**

*CDA Response: The CDA will make note of and appreciates the offer of assistance. The CDA social media site has already been created. Currently, existing CDA Staff are managing the established social media site. The CDA is always interested in resident feedback on the social media site.*

- 3. Olayinka Adegbite inquired as to what “disposition” means in the context of the 12 single-family homes noted on page 19.**

*CDA Response: For the PHA Plan, “Disposition” means to remove the unit from the Public Housing Program and either replace it with another form of subsidy or sell it for continued use as low-income housing. For the 12 single-family homes, disposition will mean that the homes will be removed from the Public Housing program and the CDA will be allowed to sell the homes to low-income families, including Public Housing residents.*

- 4. Je’Dauri Robinson inquired as to whether the park space is included in the Capital Fund program. Specifically, the playground equipment is outdated and it needs to be updated. Residents need better parks for the kids and there is graffiti on the playground equipment.**

*CDA Response: The CDA will look into the condition of the playground equipment at Truax and determine a course of action for repair and/or replacement if needed. The CDA will also look into whether or not Capital Funds could be used to update playground equipment.*

- 5. Olayinka Adegbite inquired if the CDA has plans to create academic programs, such as the program at Northport, where students provide tutoring to residents.**

*CDA Response: The CDA has worked on similar partnerships in the past, where nursing students from the University of Wisconsin and Edgewood College provide medical-related assistance to CDA residents. The CDA is currently working with forestry students from the Madison Area Technical College. Academic support for CDA residents is also important, and the CDA will look into additional academic support for residents either at the CDA or at EMCC, which is located at the CDA’s Truax Public Housing site.*



## Public Comments to PHA Plan

1. **Create a Director for Community Support.** The individual should help community-level activities, planning and programs, and operations. Office would handle developing and creating and nurturing local initiatives and setting up workable resident initiatives such as neighborhood associations.

*CDA Response: CDA already employs four service coordinators serving CDA residents. Staff at the Triangle site have assisted residents in the creation of a Resident Organization in the past. Recently, staff have begun meeting to share ways to provide service coordination for residents more effectively. CDA would consider the addition of a Director for Community Support if funding becomes available.*

2. **Plan should include funding to study new organizational structures that create, nurture and strengthen resident organizations as communities.** Plan should find various programs where the community organization is the principal goal of a community development program.

*CDA Response: Resident Organizations are active at all three Public Housing Sites. See the response above also.*

3. **Local communities, both individual members and local and neighborhood organizations should be included in developing plans and programs.** This includes proposals that affect the local community: Specifically, initiatives that include local citizens in remodeling or upgrading individual living spaces and community activities. This means that the discussions are held at the local level at the design level. For example: Anecdotal items have showed that the Triangle may have some remodeling initiatives funded by the HUD/Wheda or other funding entity. Triangle residents would take part in the re-design of the facilities, meet with facilities developers and coordinate the design with architects. Any moving of residents would be under the auspices of the local triangle organization.

*CDA Response: Triangle residents participated in the Triangle/Monona Bay neighborhood planning process conducted by the City Planning Department and many of their recommendations are reflected in the final plan. CDA is committed to engaging residents in the redevelopment planning process.*

4. **Intern Activities:** The plan should support a program of interns who live and work at the community level. In lieu of police officers living in the community, a program currently supported by HUD, community interns would work with CDA community support staff. The line of support for this activity would originate with the Director of Community Support and be funded at this level. Interns would not take part in rental related activities. The interns would act as resident advocates.

*CDA Response: CDA is interested in exploring ways to create internships opportunities that support resident services.*

5. CDA activities on the Triangle are approaching fifty years. Some would say progress is slow. I would say that the critical need of supplying housing for almost fifty years for approximately 400 people per year is pretty darn fantastic. Developing a sense of community takes a long time. I leave it to others to describe the then and now. Let's look forward to what the community at the Triangle will look like not in the next five years; but next fifty. Brittingham has a good chance of holding a workable community organization together. I have seen at least five of these organizations come and go over the last ten years. The current organization has strong leadership and for whatever reason has proved credibility with the residents. Also, the organization has set up a 501.c3 and functions as a private, non-government entity. A lot of people within the CDA organization have been nurturing this "reality", including on-site resource support two days a week and rental management that is available part-time such as the rental manager, the assistant and other staff members as well as maintenance staff- the leadership is on the front line. The question is "where do we go from here?" The building exists. Yes, it needs upgrading (as do other Triangle buildings.) I suggest that the Plan focus include a community-based orientation. The Brittingham community exists. Let's create a Board of Advisors to nurture the Triangle Neighborhood Organization. Bay Creek Neighborhood Association and Brittingham Neighborhood Association have a solid track record for advocating for the Brittingham neighborhood and inviting these leaders to nurture, collaborate and recommend to the organization. Also, the Bay View Organization, found next to Brittingham, has faced many of the same challenges and over the last forty years has created a strong Board of Directors with resident and community participation and created a building program that relied extensively on input from 100 resident families. It is my understanding that the building resources used by Bay View plus some foundation grants during the planning stage, are like the funds that the Triangle Neighborhood Organization would access. In summary, the Plan should create a new Position at the CDA Headquarters whose mandate is to support community level activities. At the Triangle level, a new position should be created and found in the individual buildings whose responsibility is to create the community! The interns should be found at the building level. This position should report directly to CDA Headquarters. The rental managers who are found at the Triangle level have outstanding skills dealing with property issues. They do not live on site; they do not vote in the alder district and frankly do not have the time to handle all of the community level issues that a normal community handle. Also, for the last 50 years, the CDA tasked the rental managers with the responsibility to develop a community. The top-down strategy should be changed and changed to the community/building level, not the regional rental manager level. The community should take part in preparing initial drafts for one year and five year plans. This should be an on-going activity at the building level.

*CDA Response: HUD requires Public Housing Agencies to file an Annual Plan each year after consulting with its residents through the Resident Advisory Board, (RAB) and to make the plan available for comment and to conduct a public hearing on the plan. During 2020, the CDA expanded the number of members of the RAB. CDA agrees that more resident input can be solicited and is committed to increasing the opportunities residents have to provide input.*

6. The plans should address ways that resident organizations should create and manage safe health activities, with emphasis on safe plague activities. For example: hospital elevators encourage safe distance and 2 riders per trip. CDA is silent.

*CDA Response: CDA has gone to great lengths to support the safety of residents during the on-going pandemic and those efforts, along with the efforts of our residents, have helped avoid any major outbreaks of COVID-19 in CDA properties.*

**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 City of Madison 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 2021 PHA Plan goals and objectives are consistent with the  
housing needs outlined in the City of Madison, WI Consolidated Plan for 2020 - 2024 and Analysis of

Impediments (AI) to fair Housing Choice

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)

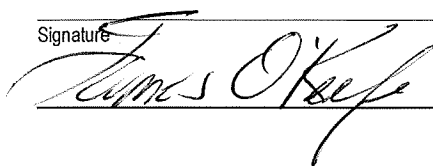
Name of Authorized Official

James O'Keefe

Title

Community Development Director

Signature



Date

12/11/20



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

<b>Part I: Summary</b>					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WJ39P00350117 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds		0.00		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 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 <sup>4</sup>	0.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report.



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

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

<sup>4</sup> 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

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<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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			
<b>Signature of Executive Director</b> 		<b>Date</b> 7/31/2017	<b>Signature of Public Housing Director</b> 		<b>Date 07/31/2017</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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: 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
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				

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

<sup>2</sup> 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  
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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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
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				

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

<sup>2</sup> 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  
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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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
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				

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

<sup>2</sup> 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**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> 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]

<sup>1</sup> 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.





<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$316,786.00	\$316,786.00		
3	1408 Management Improvement	\$10,000.00	\$10,000.00		
4	1410 Administration	\$158,394.00	\$158,394.00		
5	1480 General Capital Activity	\$1,113,087.00	\$1,113,087.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(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 include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>  <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 <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,598,267.00	\$1,598,267.00		

(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 include here

<b>Part I: Summary</b>					
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> /S/ ML6863 <b>Date</b> 10/29/2018	<b>Signature of Public Housing Director</b> <b>Date</b>
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(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 include here

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 - STEIN-SOUTH THOMPSON SIDING REPLACEMENT * 2018 (Dwelling Unit-Exterior (1480)) Description : SIDING REPLACEMENT WITH INSULATION IMPROVEMENTS * TYPE OF SIDING REMOVED - VINYL / TYPE OF SIDING REPLACEMENT - VINYL * TYPE OF INSULATION REMOVED - NONE / TYPE OF INSULATION ADDED - EXTRUDED POLYSTYRENE BOARD & FIBERGLAS BATTS & BLOWN FIBERGLASS * NO FORCE LABOR USED * NO LBP OR	1480		\$60,000.00	\$60,000.00			
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 200 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR	1480		\$74,258.44	\$74,258.44			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$48,390.81	\$48,390.81			
WI003000200 - SCATTERED SITE	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT * REMOVE CARPET AND PAD * INSTALL LOW VOC CARPET AND PAD * RECYCLE REMOVED CARPET * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$20,000.00	\$20,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION (Dwelling Unit-Interior (1480)) Description : AMP 200 WEBB-RETHKE DRAIN TILE ADDITION * REMOVE CONCRETE PERIMETER OF TWO 4- UNIT BASEMENTS * INSTALL CONCRETE PERIMETER & 4" PERFORATED DRAIN PIPE & TWO SUMP PUMPS WITH ASSOCIATED PIPING, CONTROLS AND, WIRING * INSTALLATION OF UNDERGROUND PIPING TO CITY STORM SEWER * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$30,000.00	\$30,000.00			
WI003000200 - SCATTERED SITE	AMP 200 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480)) Description : AMP 200 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMUNES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$4,209.15	\$4,209.15			

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Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND (Dwelling Unit-Interior (1480)) Description : AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$105,733.38	\$105,733.38			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ROMNES WATER SOFTENER REPLACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 300 ROMNES WATER SOFTENER REPALLACEMENT * REMOVE WATER SOFTENING EQUIPMENT AD ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS AND ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$34,999.50	\$34,999.50			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 TURBOT SIDING REPAIR AND PAINTING (Dwelling Unit-Exterior (1480)) Description : AMP 300 TURBOT SIDING REPAIR AND PAINTING * PRESSURE WASH SIDING * INSTALL PATCHES ON SIDING AND PAINT COMPLETE UNIT * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$8,000.00	\$8,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MARCONI UNIT REFURBISHMENT (Dwelling Unit-Interior (1480)) Description : AMP 300 MARCONI UNIT REFURBISHMENT * REMOVE APPLIANCES, INTERIOR DOORS, ENTRANCE DOORS, SHEETROCK, WATER HEATER, FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * INSTALL HIGH EFFICIENCY APPLIANCES, SOLID CORE INTERIOR DOORS, INSULATED ENTRANCE DOORS, SHEETROCK, HIGH EFFICIENCY WATER HEATER AND ASSOCIATED PIPING, HIGH EFFICIENCY FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$40,000.00	\$40,000.00			

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(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$27,894.74	\$27,894.74			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$9,896.91	\$9,896.91			

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 TRAINING (Management Improvement (1408)) Description : AMP 200 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1408		\$2,149.29	\$2,149.29			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 TRAINING (Management Improvement (1408)) Description : AMP 300 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1408		\$3,822.39	\$3,822.39			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 TRAINING (Management Improvement (1408)) Description : AMP 400 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1408		\$2,882.88	\$2,882.88			

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 TRAINING (Management Improvement (1408)) Description : AMP 500 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1408		\$617.76	\$617.76			
WI003000600 - TRUAX PHASE II	AMP 600 TRAINING (Management Improvement (1408)) Description : AMP 600 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1408		\$527.68	\$527.68			
WI003000200 - SCATTERED SITE	AMP 200 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410)) Description : AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$33,263.00	\$33,263.00			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410)) Description : AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$61,773.00	\$61,773.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410)) Description : AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$9,504.00	\$9,504.00			

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Part II: Supporting Pages								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410)) Description : AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$7,920.00	\$7,920.00			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410)) Description : AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$45,934.00	\$45,934.00			

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 Operations (Operations (1406)) Description : AMP 200 Site Operations Support	1406		\$66,525.00	\$66,525.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Operations (Operations (1406)) Description : AMP 300 Site Operations Support	1406		\$123,547.00	\$123,547.00			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 Operations (Operations (1406)) Description : AMP 400 Site Operations Support	1406		\$91,868.00	\$91,868.00			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 Operations (Operations (1406)) Description : AMP 500 Site Operations Support	1406		\$19,007.00	\$19,007.00			
WI003000600 - TRUAX PHASE II	AMP 600 Operations (Operations (1406)) Description : AMP 600 Site Operations Support	1406		\$15,839.00	\$15,839.00			
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : AMP 200 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$9,365.36	\$9,365.36			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$73,817.54	\$73,817.54			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480)) Description : AMP 300 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMUNES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$7,712.42	\$7,712.42			

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(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480)) Description : AMP 400 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMUNES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$5,803.92	\$5,803.92			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480)) Description : AMP 500 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMUNES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$1,228.76	\$1,228.76			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480)) Description : AMP 600 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMUNES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$1,045.75	\$1,045.75			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND (Dwelling Unit- Interior (1480)) Description : AMP 300 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$196,257.41	\$196,257.41			

(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:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ON DEMAND (Dwelling Unit-Interior (1480)) Description : AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$146,004.04	\$146,004.04			
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND (Dwelling Unit-Interior (1480)) Description : AMP 600 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR	1480		\$25,218.19	\$25,218.19			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND (Dwelling Unit-Interior (1480)) Description : AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE	1480		\$30,235.68	\$30,235.68			

(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>(2)</sup></b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>(1)</sup></b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	

WI003000300 - BJARNES ROMNES APARTMENTS	Copy of AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : AMP 300 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR	1480		\$117,880.36	\$117,880.36			
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WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : AMP 300 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT	1480		\$17,160.13	\$17,160.13			
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(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	

IF ENCOUNTERED \* NO FORCE  
LABOR

WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : AMP 400 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE	1480		\$12,913.73	\$12,913.73			
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IF ENCOUNTERED \* NO FORCE  
LABOR

WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : AMP 500 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT	1480		\$2,733.99	\$2,733.99			
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(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>(2)</sup></b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>(1)</sup></b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	

IF ENCOUNTERED \* NO FORCE  
LABOR

WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : AMP 600 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE	1480		\$2,326.79	\$2,326.79			
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IF ENCOUNTERED \* NO FORCE  
LABOR

	Total:			\$1,598,267.00	\$1,598,267.00			
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(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: Madison Community Development Authority					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	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.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> <b>Original Annual Statement</b> </div> <div style="width: 45%;"> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> <b>Revised Annual Statement (Revision No: 1 )</b>  <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> </div> </div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$335,270.00	\$335,270.00		
3	1408 Management Improvement	\$10,000.00	\$10,000.00		
4	1410 Administration	\$167,635.00	\$167,635.00		
5	1480 General Capital Activity	\$1,163,445.00	\$1,171,849.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(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 include here



<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>  <div><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</div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,676,350.00	\$1,684,754.00		

(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 include here

<b>Part I: Summary</b>					
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> /S/ MTM516 <b>Date</b> 07/09/2020	<b>Signature of Public Housing Director</b> <b>Date</b>
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(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 include here

Part II: Supporting Pages								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$27,835.89	\$27,835.89			
WI003000200 - SCATTERED SITE	AMP 200 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410)) Description : AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR ADMINISTRATION OF CAPITAL FUND	1410		\$35,203.00	\$35,203.00			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$56,976.92	\$56,976.92			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$16,509.14	\$16,509.14			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$9,146.04	\$9,146.04			
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$8,665.79	\$8,665.79			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority			Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO	1480		\$22,913.16	\$22,913.16			

LBP, OR ASBESTOS, ABATEMENT  
ANTICIPATED BUT WILL REMEDIATE  
IF ENCOUNTERED \* NO FORCE  
LABOR

WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480)) Description : AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO	1480		\$5,921.05	\$5,921.05			
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LBP, OR ASBESTOS, ABATEMENT  
ANTICIPATED BUT WILL REMEDIATE  
IF ENCOUNTERED \* NO FORCE  
LABOR

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2019 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$70,407.00	\$70,407.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2019 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$130,755.00	\$130,755.00			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 OPERATIONS * 2019 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$97,228.00	\$97,228.00			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2019 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$20,116.00	\$20,116.00			
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2019 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$16,764.00	\$16,764.00			
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$2,100.00	\$2,100.00			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$3,900.00	\$3,900.00			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$2,900.00	\$2,900.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$600.00	\$600.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$500.00	\$500.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410)) Description : AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		\$65,378.00	\$65,378.00			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410)) Description : AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE	1410		\$48,614.00	\$48,614.00			

(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>(2)</sup></b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>(1)</sup></b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	

LABOR

WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410)) Description : AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1410		\$10,058.00	\$10,058.00			
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LABOR

WI003000600 - TRUAX PHASE II	AMP 600 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410)) Description : AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1410		\$8,382.00	\$8,382.00			
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(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	

WI003000200 - SCATTERED SITE	AMP 200 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT	1480		\$3,223.94	\$3,223.94			
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WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR	1480		\$5,733.59	\$5,733.59			
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(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	

EQUIPMENT, VIDEO SURVEILLANCE  
EQUIPMENT

WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER AMP 500 NON- DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT	1480		\$4,324.32	\$4,324.32			
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(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT	1480		\$926.64	\$926.64			
WI003000600 - TRUAX PHASE II	AMP 600 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT	1480		\$791.51	\$791.51			

(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: Madison Community Development Authority			Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480)) Description : AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$8,102.61	\$8,102.61			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480)) Description : AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$14,846.41	\$14,846.41			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480)) Description : AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$11,172.55	\$11,172.55			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480)) Description : AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$2,365.36	\$2,365.36			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480)) Description : AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$2,013.07	\$2,013.07			

WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$196,495.22	\$196,495.22			
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(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:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$353,273.47	\$353,273.47			
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$299,471.99	\$307,875.99			

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND * 2019 (Dwelling Unit-Interior (1480),Dwelling Unit-Exterior (1480)) Description : AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$57,368.66	\$57,368.66			
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 600 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$55,367.67	\$55,367.67			

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
	Total:			\$1,676,350.00	\$1,684,754.00			

(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: Madison Community Development Authority					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	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.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350120 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$358,907.00			
3	1408 Management Improvement	\$20,000.00			
4	1410 Administration	\$179,454.00			
5	1480 General Capital Activity	\$1,236,174.00			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(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 include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      WI39P00350120 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> </div> <div style="width: 45%;"> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> </div> <div style="width: 45%;"> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b>  <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> </div> </div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,794,535.00			

(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 include here

<b>Part I: Summary</b>					
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      W139P00350120 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> /S/ MTM516 <b>Date</b> 07/03/2020	<b>Signature of Public Housing Director</b> <b>Date</b>
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(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 include here



Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Madison Community Development Authority		Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$44,790.82				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : PROGRAMMATIC FLOORING REPLACEMENT ON AN AS- VACATED BASIS	1480		\$77,417.54				

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$27,894.74				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$9,896.91				

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$28,910.53				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$63,623.51				

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$3,947.37				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 COMMON AREA REFURBISHMENT * 2020 (Dwelling Unit- Interior (1480)) Description : AMP 300 COMMON AREA REFURBISHMENT * REMOVE NON- ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, LOW EFFICIENCY LIGHT BULBS OR FIXTURES * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1480		\$82,394.90				

(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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	

WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 COMMON AREA REFURBISHMENT * 2020 (Dwelling Unit-Interior (1480)) Description : AMP 400 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$205,010.10				
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(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$4,299.00				
Not associated with any specific development	CAPITAL FUND ADMINISTRATION * 2020 (Administration (1410)) Description : CAPITAL FUND PROGRAM FEE * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDiate IF ENCOUNTERED * NO FORCE LABOR	1410		\$179,454.00				
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2020 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$75,370.00				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2020 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$132,796.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 OPERATIONS * 2020 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$100,494.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2020 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$32,302.00				

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

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2020 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		\$17,945.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$7,645.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$5,766.00				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$1,236.00				
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		\$1,054.00				
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$5,050.98				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$9,254.90				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$6,964.71				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$1,474.51				
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$1,254.90				

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	Tenney Park Apartments Parking Lot Improvements (Dwelling Unit-Site Work (1480)) Description : Parking lot improvements at 2 parking lots including excavation, base course, asphalt, striping, signs, excavation and backfill for walls, railings, sidewalk ramp, landscaping, and 2 dumpster enclosures.	1480		\$274,000.00				
WI003000200 - SCATTERED SITE	EMCC Lighting Upgrades (Dwelling Unit-Interior (1480)) Description : Light fixture replacement with LED fixtures including disposal. Includes Gymnasium, multipurpose room and 2 bathrooms.	1480		\$22,800.00				
WI003000300 - BJARNES ROMNES APARTMENTS	Tree Removal (Dwelling Unit-Site Work (1480)) Description : Removal and disposal of 35 Emerald Ash trees, including stump grinding and removal.	1480		\$3,500.00				

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	East Amp On Demand (Dwelling Unit- Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1480		\$67,496.00				
WI003000300 - BJARNES ROMNES APARTMENTS	West Amp On Demand (Dwelling Unit- Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$125,350.00				

(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								
<b>PHA Name:</b> Madison Community Development Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	Triangle Amp (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$139,787.40				
WI003000500 - TRUAX PARK APARTMENTS LLC	Truax 1 On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$19,285.00				

(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: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	Truax 2 On Demand (Dwelling Unit- Exterior (1480),Dwelling Unit-Interior (1480)) Description : AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		\$16,069.18				
	Total:			\$1,794,535.00				

(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: Madison Community Development Authority					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	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.



Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 09/14/2020

Approved By: EPIC SYSTEM

<b>Part I: Summary</b>						
<b>PHA Name :</b> Madison Community Development Authority		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> WI003		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	SCATTERED SITE (WI003000200)	\$522,717.33	\$481,726.00	\$379,331.05	\$530,095.13	\$395,675.52
	BJARNES ROMNES APARTMENTS (WI003000300)	\$501,981.85	\$699,743.00	\$661,135.84	\$559,003.24	\$519,135.77
	BRITTINGHAM APARTMENTS (WI003000400)	\$489,864.32	\$375,957.00	\$388,490.83	\$374,204.87	\$528,132.12
	TRUAX PARK APARTMENTS LLC (WI003000500)	\$64,194.42	\$36,303.00	\$116,001.65	\$91,917.17	\$113,375.04
	AUTHORITY-WIDE	\$179,454.00	\$179,454.00	\$179,454.00	\$179,454.00	\$179,454.00
	TRUAX PHASE II (WI003000600)	\$36,323.08	\$21,352.00	\$70,121.63	\$59,860.59	\$58,762.55

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$522,717.33
ID0067	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$44,790.82
ID0071	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$28,910.53
ID0077	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,299.00
ID0079	AMP 200 OPERATIONS * 2020(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$75,370.00
ID0194	AMP 200 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98
ID0268	Tenney Park Apartments Parking Lot Improvements(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Parking lot improvements at 2 parking lots including excavation, base course, asphalt, striping, signs, excavation and backfill for walls, railings, sidewalk ramp, landscaping, and 2 dumpster enclosures.		\$274,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0269	EMCC Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Light fixture replacement with LED fixtures including disposal. Includes Gymnasium, multipurpose room and 2 bathrooms.		\$22,800.00
ID0271	East Amp On Demand(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$67,496.00
	BJARNES ROMNES APARTMENTS (WI003000300)			\$501,981.85
ID0068	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$77,417.54
ID0072	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$63,623.51
ID0075	AMP 300 COMMON AREA REFURBISHMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	AMP 300 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, LOW EFFICIENCY LIGHT BULBS OR FIXTURES * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$82,394.90

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	AMP 300 OPERATIONS * 2020(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$132,796.00
ID0090	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,645.00
ID0195	AMP 300 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0270	Tree Removal(Dwelling Unit-Site Work (1480)-Landscape)	Removal and disposal of 35 Emerald Ash trees, including stump grinding and removal.		\$3,500.00
ID0272	West Amp On Demand(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$116,190.00
ID0357	Grounds Improvements - Baird and Frazier(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Grounds Improvements at Baird Street and Frazier Avenue. Includes garden area improvements, leveling, grading, and seeding.		\$9,160.00
	BRITTINGHAM APARTMENTS (WI003000400)			\$489,864.32

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0069	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,894.74
ID0073	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$3,947.37
ID0076	AMP 400 COMMON AREA REFURBISHMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	AMP 400 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$205,010.10
ID0083	AMP 400 OPERATIONS * 2020(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$100,494.00
ID0091	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,766.00
ID0196	AMP 400 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0273	Triangle Amp (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$139,787.40
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$64,194.42
ID0070	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,896.91
ID0084	AMP 500 OPERATIONS * 2020(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$32,302.00
ID0092	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,236.00
ID0197	AMP 500 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,474.51
ID0274	Truax 1 On Demand(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$19,285.00

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
	AUTHORITY-WIDE (NAWASD)			\$179,454.00
ID0078	CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	CAPITAL FUND PROGRAM FEE * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$179,454.00
	TRUAX PHASE II (WI003000600)			\$36,323.08
ID0085	AMP 600 OPERATIONS * 2020(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,945.00
ID0093	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,054.00
ID0198	AMP 600 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0275	Truax 2 On Demand(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,069.18
	Subtotal of Estimated Cost			\$1,794,535.00



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$481,726.00
ID0094	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$37,000.00
ID0095	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$37,000.00
ID0096	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,299.00
ID0097	AMP 200 OPERATIONS * 2021(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$75,370.00
ID0151	AMP 200 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0199	AMP 200 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.00
ID0204	AMP 200 ON DEMAND * 2021(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$23,586.00
ID0248	AMP 200 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.00
ID0322	AMP 200 BALCONY REPAIRS(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair balconies at Tenney Park Apartment.		\$100,000.00
ID0323	AMP 200 ROOF REPLACEMENTS(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Roof replacements at Truax Park Apartments.		\$80,000.00
ID0325	AMP 200 GUTTER REPLACEMENTS(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters at Tenney Park Apartments.		\$15,001.00
	AUTHORITY-WIDE (NAWASD)			\$179,454.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	AMP 200 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	CAPITAL FUND PROGRAM FEE FOR ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$179,454.00
	BJARNES ROMNES APARTMENTS (WI003000300)			\$699,743.00
ID0101	AMP 300 OPERATIONS * 2021(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$132,796.00
ID0110	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,645.00
ID0134	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$60,000.00
ID0143	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$20,000.00
ID0153	AMP 300 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$220,000.00

LABOR

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0103	AMP 400 OPERATIONS * 2021(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$100,494.00
ID0136	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$40,000.00
ID0145	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$20,000.00
ID0155	AMP 400 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 400 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$80,000.00
ID0165	AMP 400 INTERIOR/EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$75,000.00
ID0201	AMP 400 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,804.00

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ID0206	AMP 400 ON DEMAND * 2021(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$31,638.00
ID0218	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,766.00
ID0250	AMP 400 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,255.00
ID0321	AMP 400 TRANSFORMER REMOVAL REPAIRS(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Concrete work to repair and fill interior space formerly used by the utility company to house transformers.		\$10,000.00
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$36,303.00
ID0105	AMP 500 OPERATIONS * 2021(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$32,302.00
ID0114	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,236.00

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ID0202	AMP 500 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,229.00
ID0324	AMP 500 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,536.00
	TRUAX PHASE II (WI003000600)			\$21,352.00
ID0107	AMP 600 OPERATIONS * 2021(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,945.00
ID0116	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,054.00
ID0203	AMP 600 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,046.00
ID0252	AMP 600 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$661,135.84
ID0209	AMP 300 OPERATIONS * 2022(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$132,796.00
ID0217	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0221	AMP 300 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$119,565.59
ID0234	AMP 300 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0239	AMP 300 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$235,048.00
ID0244	AMP 300 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$29,162.94

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0225	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0235	AMP 400 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0240	AMP 400 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$89,755.50
ID0245	AMP 400 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$19,502.18
ID0255	AMP 400 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90
ID0260	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$39,978.64

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0265	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$116,001.65
ID0212	AMP 500 OPERATIONS * 2022(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$32,302.00
ID0219	AMP 500 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 500 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS AND CURBS, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$19,361.95
ID0226	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0236	AMP 500 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0241	AMP 500 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,253.00
ID0246	AMP 500 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 500 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$4,722.53
ID0256	AMP 500 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95
ID0261	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0266	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
	SCATTERED SITE (WI003000200)			\$379,331.05

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0214	AMP 200 OPERATIONS * 2022(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$75,370.00
ID0216	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0220	AMP 200 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$72,866.14
ID0233	AMP 200 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.15
ID0238	AMP 200 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$126,687.00
ID0243	AMP 200 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 200 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$17,772.60
ID0253	AMP 200 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0258	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0263	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
	TRUAX PHASE II (WI003000600)			\$70,121.63
ID0215	AMP 600 OPERATIONS * 2022(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,945.00
ID0223	AMP 600 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 600 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$8,249.04
ID0227	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0237	AMP 600 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,045.75
ID0242	AMP 600 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$30,258.25
ID0247	AMP 600 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 600 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$2,012.00
ID0257	AMP 600 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.19
ID0262	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0267	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0311	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0316	Amp 200 Roof Replacements(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roof Repairs and replacements including gutter and downspouts		\$200,000.00
ID0317	Tenney Park Apartments Balcony Replacements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace balconies		\$30,000.00
	BJARNES ROMNES APARTMENTS (WI003000300)			\$559,003.24
ID0277	AMP 300 OPERATIONS * 2023(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$132,796.00
ID0283	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2023(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79

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ID0293	AMP 300 ARCHITECTURAL AND ENGINEERING * 2023(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0297	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0302	AMP 300 ON DEMAND * 2023(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$149,874.50
ID0307	AMP 300 NON-DWELLING EQUIPMENT * 2023(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$9,640.52
ID0312	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0318	West Scattered Site Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	Remove and replace siding at scattered site units.		\$131,769.43

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRITTINGHAM APARTMENTS (WI003000400)			\$374,204.87
ID0278	AMP 400 OPERATIONS * 2023(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$100,494.00
ID0284	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2023(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0294	AMP 400 ARCHITECTURAL AND ENGINEERING * 2023(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0298	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2023(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0303	AMP 400 ON DEMAND * 2023(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$174,929.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0308	AMP 400 NON-DWELLING EQUIPMENT * 2023(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90
ID0313	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$39,978.64
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$91,917.17
ID0279	AMP 500 OPERATIONS * 2023(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$32,302.00
ID0285	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2023(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0295	AMP 500 ARCHITECTURAL AND ENGINEERING * 2023(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0299	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0304	AMP 500 ON DEMAND * 2023(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,253.00
ID0309	AMP 500 NON-DWELLING EQUIPMENT * 2023(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95
ID0314	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
	TRUAX PHASE II (WI003000600)			\$59,860.59
ID0281	AMP 600 OPERATIONS * 2023(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,945.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0286	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2023(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0296	AMP 600 ARCHITECTURAL AND ENGINEERING * 2023(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,045.75
ID0300	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2023(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0305	AMP 600 ON DEMAND * 2023(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$30,258.25
ID0310	AMP 600 NON-DWELLING EQUIPMENT * 2023(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.19
ID0315	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2023(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$519,135.77
ID0326	AMP 300 OPERATIONS * 2024(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$132,796.00
ID0333	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2024(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0339	AMP 300 ARCHITECTURAL AND ENGINEERING * 2024(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0343	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * 2024(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0348	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2024(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0353	AMP 300 ON DEMAND * 2024(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$249,874.50

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ENCOUNTERED \* NO FORCE LABORForm HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0332	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2024(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0338	AMP 200 ARCHITECTURAL AND ENGINEERING * 2024(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98
ID0347	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2024(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0352	AMP 200 ON DEMAND * 2024(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$226,687.00
	TRUAX PHASE II (WI003000600)			\$58,762.55
ID0330	AMP 600 OPERATIONS * 2024(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,945.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0336	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2024(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0342	AMP 600 ARCHITECTURAL AND ENGINEERING * 2024(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90
ID0346	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2024(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0351	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2024(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0356	AMP 600 ON DEMAND * 2024(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$30,258.25
	AUTHORITY-WIDE (NAWASD)			\$179,454.00

**Work Statement for Year**      5      2024

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
AMP 200 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$179,454.00
Subtotal of Estimated Cost	\$179,454.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2023	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE * 2023(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$179,454.00
Subtotal of Estimated Cost	\$179,454.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE * 2024(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$179,454.00
Subtotal of Estimated Cost	\$179,454.00