

Community Development Authority  
City of Madison

2014  
DRAFT  
PHA Annual Plan



<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>The Community Development Authority of the City of Madison</b> PHA Code: <b>WI-003</b> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>01/2014</b>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>744</b> Number of HCV units: <b>1816</b>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>The Community Development Authority (CDA) of the City of Madison intends to follow the Department of Housing and Urban Development's mission of promoting adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.</b>					

<p>5.2</p>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>In an effort to provide decent, safe, and affordable housing in the City of Madison, the CDA will continue to set goals addressing the following objectives:</b></p> <p><b>Increase and expand the CDA’s supply of assisted housing and provide more choices in housing.</b> Objectives in these areas include: applying for available Housing Programs funding; continuing to support voucher mobility; providing outreach to potential voucher landlords; promoting Section 8 Homeownership; and continuing to pursue the renovation and rehabilitation of the CDA’s Public Housing through the use of Capital Fund, Choice Neighborhood Initiative funding and Tax Credit programs. Potential sites for renovation and rehabilitation include but are not limited to Truax Park, Baird Fisher, the Triangle, and Romnes.</p> <p><b>Improve the quality of CDA assisted housing and the quality of life for CDA program participants.</b> The CDA will continue to explore Housing Program funding related to supportive services for its program participants. The CDA will continue efforts to update administration related to Asset Management and as required by PIH Notices issued by HUD. The CDA will also look to comply with any new Public Housing Assessment (PHAS) and Section 8 Management Assessment Program (SEMAP) Criteria. The CDA will continue to conduct its Service Coordinator Program to help the elderly and disabled residents retain their Public Housing. The CDA will continue to work with other agencies to coordinate and provide much needed social and mental health services to its Public Housing residents. The CDA will also continue to monitor Public Housing security and implement improvements for a safer living environment.</p> <p><b>Promote self-sufficiency of families and individuals.</b> The CDA will continue to develop and administer its Housing Choice Voucher Family Self Sufficiency (FSS) Program. The CDA will also continue to work with local employment and training programs to provide opportunities to residents in any future renovation and rehabilitation activities conducted at its Public Housing sites. The CDA collaborated with City of Madison Community Development Block Grant (CDBG), Dane County CDBG, City of Madison Department of Civil Rights, Dane County Affirmative Action, and the Dane County Housing Authority to develop a common Section 3 Program that would coordinate efforts and hopefully increase Section 3 resident participation. Under the Section 3 program, the CDA will continue to promote employment opportunities for low-income residents through the use of federal funds.</p> <p>In addition, the CDA received a Resident Opportunity Self Sufficiency (ROSS) Program grant to fund employment programming for its Public Housing family sites. The CDA is contracting with the Urban League of Dane County, WI to provide employment services. Urban League has an established employment program and provides outreach, counseling, training, and placement services. The CDA will also work with other City initiatives regarding the employment of low-income residents.</p> <p><b>Ensure Equal Opportunity in Housing.</b> The CDA will ensure equal opportunity and affirmatively further fair housing. Objectives in this area include undertaking proper measures to affirmatively ensure access to assisted housing, to affirmatively provide a suitable living environment for families living in assisted housing, and to affirmatively ensure accessible housing to persons with disabilities.</p> <p><b>Actively follow the Violence Against Women Act (VAWA).</b> The CDA has implemented and will continue to follow the applicable provisions of VAWA. CDA’s goals and objectives are to serve the needs of program eligible victims of domestic violence, dating violence, sexual assault, or stalking.</p>
<p>6.0</p>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <b>See Attached Progress Report (WI-003-A06)</b></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>Community Development Authority  Housing Operations Division  215 Martin Luther King, Jr., Boulevard  Suite 120  Madison WI 53703  8:00 a.m. – 4:30 p.m. (Monday – Friday)  <a href="http://www.ci.madison.wi.us/housing">http://www.ci.madison.wi.us/housing</a></b></p>

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>See attached Progress Report (WI-003-A06)</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><b>See attached 50075.1 Statement (WI-003-A02)</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>See attached 50075.2 Capital Fund Program Five-Year Action Plan (WI-003-A04)</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>See attached PHA Plan Addendum (WI-003-A01)</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The CDA will continue to participate in the Consolidated Plan development process to help provide a broader scope of strategies. As a strategy to address local housing needs, the CDA's Long Range Planning Committee identified Public Housing sites for renovation, rehabilitation, and new construction. The CDA developed a priority approach and worked with public housing residents to develop a concept plan at its priority Site, Truax Park Apartments. The CDA will continue to look for ways to prolong the useful life and affordability of its Public Housing units, as well as investigate redevelopment strategies that will increase the number of affordable housing units within the CDA's housing portfolio.</p> <p>Under the Section 8 Voucher Program, the CDA will continue to explore options related to the use of Project Based Vouchers in developing affordable and special needs housing. Payment standards will also be reviewed to determine the appropriate levels for dispersion and utilization. In an effort to maintain a successful voucher lease-up rate, the CDA will continue to market the program to owners and effectively screen applicants to increase owner acceptance of the program. The CDA will apply for additional Section 8 vouchers should they become available and will utilize other resources available to create mixed-financed affordable housing.</p> <p>The CDA will review current preferences and determine if still needed, or if preferences should be added or revised. This will be performed as part of updates to the CDA's Admissions &amp; Continued Occupancy Policy (ACOP), Administrative Plan, and Tenant Selection Plan. This updating will also include revisions to CDA Public Housing leases to correspond to any ACOP updates.</p> <p>The CDA exceeds HUD federal targeting requirements for families at or below 30% of AMI in both Public Housing and Section 8. The CDA will continue to comply with Section 504 requirements in any redevelopment activities. The CDA will continue to affirmatively further fair housing, including affirmatively marketing to assist families with disabilities and families of races/ethnicities, which are shown to have disproportionate housing needs.</p>

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>See attached Progress Report (WI-003-A06)</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The 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, the CDA’s policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made to help clarify these policies and procedures. Situations can arise that were not anticipated and these revisions can help to clarify what was implied or understood by the Housing Authority. Also, some administrative procedures are outlined in the CDA’s policies and these can be modified to improve efficiencies. A significant Amendment or substantial deviation 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.</p>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>



# COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

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## PHA Plan Addendum - Annual Plan for Fiscal Year 2014

The PHA Annual Plan, attachments, and supporting documents are available for inspection at the CDA's Central Office and website:

**Community Development Authority  
Housing Operations Division  
215 Martin Luther King, Jr., Boulevard  
Suite 120  
Madison WI 53703  
8:00 a.m. – 4:30 p.m. (Monday – Friday)  
<http://www.ci.madison.wi.us/housing>**

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### Attachments

- ✓ Capital Fund Program Annual Statements (**WI-003-A02**)
- ✓ PHA Management Organizational Chart (**WI-003-A03**)
- ✓ Capital Fund Program 5 Year Action Plan (**WI-003-A04**)
- ✓ List of Resident Advisory Board Members (**WI-003-A05**)
- ✓ Progress Report (**WI-003-A06**)
- ✓ Comments of Resident Advisory Board (**WI-003-A07**)
- ✓ Annual VAWA Report (**WI-003-A06**)
- ✓ Challenged Elements (**WI-003-A08**)
- ✓ Signed PHA Certifications (**WI-003-A09**)
- ✓ Board Approved Resolution (**WI-003-A10**)

### Supporting Documents Available for Review

- ✓ Admissions Policy for Deconcentration
- ✓ Community Service Description of Implementation
- ✓ Information on Pet Policy
- ✓ Section 8 Homeownership Capacity Statement, if applicable
- ✓ Description of Homeownership Programs, if applicable
- ✓ CDA Board approved Violence Against Women Act (VAWA) Policy

## List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
√	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
√	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	Public Housing Admissions and Continued Occupancy Policy, which includes the Tenant Selection and Assignment Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public housing rent determination policies, including the methodology for setting public housing flat rents included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
√	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
√	Policies governing any Section 8 Homeownership program included in the Section 8 Administrative Plan	Annual Plan: Homeownership
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

**Statement of Housing:**

The CDA used the City of Madison's 2010 – 2014 Consolidated Plan to determine the housing needs of families in the jurisdiction

<b>Housing Needs of Families in the Jurisdiction</b>				
	Overall Percentage	Disproportionate Percentage	Priority	Supply
<b>Households Experiencing some housing problems (defined by HUD as substandard housing or paying more than 30% of income for housing costs)</b>				
Households Under 30% of AMI	<b>86%</b>			
African American	<b>87%</b>	<b>Yes</b>		
Hispanic	<b>93%</b>	<b>Yes</b>		
Asian	<b>78%</b>			
Households Between 30% - 50% of AMI	<b>72%</b>			
African American	<b>71%</b>			
Hispanic	<b>80%</b>	<b>Yes</b>		
Asian	<b>80%</b>	<b>Yes</b>		
Households Between 50% - 80% of AMI	<b>35%</b>			
African American	<b>20%</b>			
Hispanic	<b>43%</b>	<b>Yes</b>		
Asian	<b>49%</b>	<b>Yes</b>		
Larger Families	<b>5%</b>			
Households Between 30% - 50% of AMI	<b>3%</b>	<b>Yes</b>		
<b>Rental Housing Needs – Any Housing Problem</b>				
Household Income <= 30% AMI				
Elderly	<b>62.4%</b>		<b>Low</b>	
Small Related (2 to 4 members)	<b>85.8%</b>		<b>Low</b>	
Large Related (5 or more members)	<b>92.5%</b>		<b>Low</b>	
All Other Households	<b>90.1%</b>		<b>Low</b>	
Household Income 30% to 50% AMI				
Elderly	<b>76.6%</b>		<b>Medium</b>	
Small Related (2 to 4 members)	<b>73.2%</b>		<b>Medium</b>	
Large Related (5 or more members)	<b>78.2%</b>		<b>Medium</b>	
All Other Households	<b>77.0%</b>		<b>High</b>	
Household Income 50% to 80% AMI				
Elderly	<b>37.9%</b>		<b>Medium</b>	
Small Related (2 to 4 members)	<b>26.0%</b>		<b>Medium</b>	
Large Related (5 or more members)	<b>43.3%</b>		<b>High</b>	
All Other Households	<b>24.4%</b>		<b>High</b>	
<b>Housing Needs of Special-Needs-Non-Homeless</b>				
Elderly			<b>Medium</b>	
Disabled			<b>Medium</b>	



## Housing Needs of Families on the CDA's Wait Lists

<b>Housing Needs - Waiting Lists</b>						
The CDA's Public Housing, Multifamily Housing, and Section 8 Programs						
	<b>Public Housing</b>		<b>Multifamily Housing</b>		<b>Section 8</b>	
	# of families	% of total families	# of families	% of total families	# of families	% of total families
Waiting list total	<b>2,943</b>		<b>1,078</b>		<b>213</b>	
Extremely low income <=30% AMI	<b>2,723</b>	<b>92.52%</b>	<b>1,020</b>	<b>94.62%</b>	<b>195</b>	<b>91.55%</b>
Very low income (>30% but <=50% AMI)	<b>201</b>	<b>6.83%</b>	<b>49</b>	<b>4.55%</b>	<b>18</b>	<b>8.45%</b>
Low income (>50% but <80% AMI)	<b>19</b>	<b>0.65%</b>	<b>9</b>	<b>0.83%</b>	<b>-0-</b>	<b>-</b>
Families with children	<b>1,733</b>	<b>58.89%</b>	<b>562</b>	<b>52.13%</b>	<b>122</b>	<b>57.28%</b>
Elderly families	<b>21</b>	<b>0.71%</b>	<b>72</b>	<b>6.68%</b>	<b>15</b>	<b>7.04%</b>
Families with Disabilities	<b>226</b>	<b>7.68%</b>	<b>180</b>	<b>16.70%</b>	<b>54</b>	<b>25.35%</b>
Single	<b>963</b>	<b>32.72%</b>	<b>264</b>	<b>24.49%</b>	<b>22</b>	<b>10.33%</b>
Race/ethnicity - Black	<b>1,696</b>	<b>54.89%</b>	<b>679</b>	<b>60.20%</b>	<b>127</b>	<b>59.07%</b>
Race/ethnicity - White	<b>1,061</b>	<b>34.34%</b>	<b>355</b>	<b>31.47%</b>	<b>78</b>	<b>36.28%</b>
Race/ethnicity - Hispanic	<b>147</b>	<b>4.76%</b>	<b>50</b>	<b>4.43%</b>	<b>2</b>	<b>.93%</b>
Race/ethnicity - Asian	<b>107</b>	<b>3.46%</b>	<b>22</b>	<b>1.95%</b>	<b>7</b>	<b>3.26%</b>
Race/ethnicity - Ind/Als	<b>19</b>	<b>.61%</b>	<b>5</b>	<b>.44%</b>	<b>-0-</b>	<b>-</b>
Race/ethnicity - Native Hawaiian/Other Pacific Islander	<b>7</b>	<b>.23%</b>	<b>4</b>	<b>.35%</b>	<b>-0-</b>	<b>-</b>
Race/ethnicity - Not Assigned	<b>53</b>	<b>1.72%</b>	<b>13</b>	<b>1.15%</b>	<b>1</b>	<b>.47%</b>

**Data Snapshot of applicants waiting, by bedroom size. Does not include numbers of those applying on an annual basis. Note: Order of admission from the Section 8 wait list may not be based on family bedroom size [24 CFR 982.204(d)].**

<b>Bedroom Size</b>	<b>Public Housing</b>	<b>% of total wait list</b>	<b>Multifamily Housing</b>	<b>% of total wait list</b>
One-Bedroom	1,194	40.57%	488	45.27%
Two-Bedroom	1,078	36.63%	344	31.91%
Three-Bedroom	614	20.86%	246	22.82%
Four-Bedroom	53	1.80%	-0-	-
Five-Bedroom	4	.14%	-0-	-

## HUD Programs Under CDA Management

<b>Program Name</b>	<b>Units or Families Served</b>	<b>Expected Turnover</b>
Public Housing	<b>744</b>	<b>115</b>
Multifamily Housing	<b>115</b>	<b>26</b>
Section 8 Vouchers	<b>1,598</b>	<b>90</b>
Special Purpose Section 8 Certificates/Vouchers		
- Project-Based Vouchers	<b>137</b>	<b>20</b>
- Family Unification Vouchers	<b>100</b>	<b>10</b>
- Veterans Affairs Supportive Housing Vouchers	<b>110</b>	<b>10</b>

<b>Part I: Summary</b>					
<b>PHA Name:</b> Community Development Authority of the City of Madison		<b>Grant Type and Number</b> Capital Fund Program Grant No: WI39-P003-501-10 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2010
					<b>FFY of Grant Approval:</b> 2010
<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: 2 )	
<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		0.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	239,436.40	239,436.40		
3	1408 Management Improvements	105,279.76	105,279.76		
4	1410 Administration (may not exceed 10% of line 21)	119,718.20	119,718.20		
5	1411 Audit	7,500.00	7,500.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	22,839.50	30,162.84		
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	0.00	0.00		
10	1460 Dwelling Structures	617,408.14	617,408.14		
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00		
12	1470 Non-dwelling Structures	0.00	0.00		
13	1475 Non-dwelling Equipment	85,000.00	77,676.56		
14	1485 Demolition	0.00	0.00		
15	1492 Moving to Work Demonstration	0.00	0.00		
16	1495.1 Relocation Costs	0.00	0.00		
17	1499 Development Activities <sup>4</sup>	0.00	0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00		
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00		
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,197,182.00	1,197,182.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs	100,000.00	100,000.00		
25	Amount of line 20 Related to Energy Conservation Measures				

<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.

<b>Part I: Summary</b>			
<b>PHA Name:</b> Community Development Authority of the City of Madison		<b>Grant Type and Number</b> Capital Fund Program Grant No: WI39-P003-501-10 Replacement Housing Factor Grant No: Date of CFFP: _____	
		<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b> 2010	
<input type="checkbox"/> <b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original Revised</b>	<b>Obligated Expended</b>
Signature of Executive Director <i>Natalie Eidman</i>		Date 4.16.13	Signature of Public Housing Director Date

<b>Part II: Supporting Pages</b>								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2010	
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 <sub>2</sub>	Funds Expended <sup>2</sup>	
3-1-5	Flooring Replacement	1460		10,000.00	10,000.00			
3-1-6	Webb Rethke Grade Corrections	1460		56,553.39	61,385.00			
3-1-7	Braxton Covered Walks Repair	1460		7,550.00	7,550.00			
3-1-8	Webb Rethke Steps Replace	1460		2,650.00	2,650.00			
3-1-9	Braxton Common Area Concrete Replacement	1460		4,200.00	4,200.00			
3-1-10	Webb Rethke Parking Lot Lighting Replacement	1460		24,864.00	24,864.00			
3-4-5	Flooring Replacement	1460		10,000.00	1,752.00			
3-4-6	Romnes Parking Lot Re-pave	1460		99,500.00	99,500.00			
3-4-7	Romnes Hydronic Repairs	1460		12,787.00	12,787.00			
3-4-8	Service Vehicle Replacement	1475		45,000.00	37,676.56			
3-4-9	Water Meter Bypass	1460		0.00	2,898.00			
3-5-5	Flooring Replacement	1460		10,000.00	10,000.00			
		1460						
3-6-3	Brittingham Sidewalk Repair	1460		2,900.00	2,900.00			

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2010	
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>	
3-6-5	Flooring Replacement	1460		15,000.00	12,000.00			
3-6-6	Brittingham Fire Alarm Replacement	1460		173,724.63	173,724.63			
3-6-9	Handicap Entrance Repair	1460		3,850.00	3,850.00			
3-6-10	Brittingham Hydronic Sytem Repair	1460		5,260.00	5,260.00			
3-7-5	Flooring Replacement	1460		10,000.00	10,000.00			
3-7-7	Safety Rail Replacement	1460		3,000.00	3,000.00			
3-8-5	Sidewalk Repair	1460		5,750.00	5,750.00			
3-8-6	EMCC Roof Replacement	1460		46,500.00	55,022.00			
3-8-9	Service Vehicle Replacement	1475		40,000.00	40,000.00			
3-9-5	Flooring Replacement	1460		15,000.00	7,096.39			
3-9-7	Fence Replacement	1460		5,972.00	5,972.00			
3-9-8	Williamson Storage Door Replacement	1460		6,299.12	6,299.12			

<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.

<b>Part II: Supporting Pages</b>									
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-10 Replacement Housing Factor Grant No:				CFPP (Yes/ No): No			Federal FFY of Grant: 2010
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>		
3-9-9	Siding Repairs	1460		13,659.00	13,659.00				
3-9-11	Britta Storage Door Replacement	1460		4,910.00	4,910.00				
3-9-12	Chester Storage Door Replacement	1460		5,371.00	5,371.00				
3-9-13	Frazier Storage Door Replacement	1460		4,376.00	4,376.00				
3-13-4	Capital Bath Remodel	1460							
3-13-7	Hammersley Driveway Replacement	1460		11,900.00	11,900.00				
3-13-8	Whitney Way Exterior Stairwell Repair	1460		6,550.00	6,550.00				
AE-1	All Sites Architectural and Engineering	1430		15,333.62	22,657.06				
ALL-1	Operations East	1406		76,269.56	76,269.56				
ALL-2	Operations LRPB Triangle	1406		70,017.96	70,017.96				
ALL-3	Operations West	1406		93,148.88	93,148.88				
ALL-9	Flre ALarm Testing 2012	1430		0.00	4,322.00				
ALL-12	On Demand	1460		23,162.00	23,162.00				
ALL-13	Sundry	1430		3,183.88	3,183.88				
ALL-14	Accesibility Improvements	1460		23,342.00	19,020.00				
ALL-16	Audit	1411		7,500.00	7,500.00				

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2010	
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>	
MGT-1	Security	1408	1	100,000.00	100,000.00			
MGT-2	Training	1408	1	5,279.76	5,279.76			
ADM-1	COCC Admin Fee	1410	1	119,718.20	119,718.20			

<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.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2010
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	
3-1	07/2012	07/2012	07/2014		
3-4	07/2012	07/2012	07/2014		
3-5	07/2012	07/2012	07/2014		
3-6	07/2012	07/2012	07/2014		
3-7	07/2012	07/2012	07/2014		
3-8	07/2012	07/2012	07/2014		
3-9	07/2012	07/2012	07/2014		
3-13	07/2012	07/2012	07/2014		
HA-Wide	07/2012	07/2012	07/2014		

<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.

**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2010	
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	

<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> Community Development Authority of the City of Madison		<b>Grant Type and Number</b> Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b> 2011	
<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		0.00		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	208,375.60	208,375.60		
3	1408 Management Improvements	176,281.70	100,000.00		
4	1410 Administration (may not exceed 10% of line 21)	104,187.80	104,187.80		
5	1411 Audit	2,500.00	2,500.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	32,480.00	32,480.00		
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	0.00	0.00		
10	1460 Dwelling Structures	503,052.90	594,334.60		
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00		
12	1470 Non-dwelling Structures	0.00	0.00		
13	1475 Non-dwelling Equipment	15,000.00	0.00		
14	1485 Demolition	0.00	0.00		
15	1492 Moving to Work Demonstration	0.00	0.00		
16	1495.1 Relocation Costs	0.00	0.00		
17	1499 Development Activities <sup>4</sup>	0.00	0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00		
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00		
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,041,878.00	1,041,878.00		
21	Amount of line 20 Related to LBP Activities	0.00	0.00		
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00		
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00		
24	Amount of line 20 Related to Security – Hard Costs	156,281.70	100,000.00		
25	Amount of line 20 Related to Energy Conservation Measures	0.00	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.

Part I: Summary			
<b>PHA Name:</b> Community Development Authority of the City of Madison		<b>Grant Type and Number</b> Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No: Date of CFFP: _____	
		<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b> 2011	
<input type="checkbox"/> <b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original Revised	Obligated Expended
Signature of Executive Director <i>Natalie Erdman</i>		Date 4.16.13	Signature of Public Housing Director Date

<b>Part II: Supporting Pages</b>									
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No:				CFFP (Yes/ No): No		Federal FFY of Grant: 2011	
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 <sub>2</sub>	Funds Expended <sup>2</sup>		
3-1-4	Braxton Light Pole Repair	1460	1	0.00	3,000.00				
3-1-5	Flooring Replacement	1460	4	25,000.00	10,000.00				
3-1-6	Wright St Landscaping	1460	1	35,000.00	0				
3-1-7	Webb Rethke Parking Lot Repave	1460	1	0.00	140,000.00				
3-4-4	DHW Mixing Valve Replacement	1460	1	0.00	5,350.00				
3-4-5	Flooring Replacement	1460	3	15,000.00	15,000.00				
3-4-6	Bath Upgrades	1460		120,000.00	0.00				
3-4-7	Emergency Generator Replacement	1460	1	0.00	80,000.00				
3-5-5	Flooring Replacement	1460	2	10,000.00	5,000.00				
3-5-6	Paint and Balcony Repairs	1460	1	35,000.00	15,000.00				
3-5-7	Replace Ornamental Trees	1460	4	8,000.00	8,000.00				
3-6-4	DHW Metering Valves	1460	1	0.00	4,750.00				
3-6-5	Flooring Replacement	1460	3	18,000.00	8,000.00				
3-6-6	Common Area Paint - Droptile	1460	2	12,000.00	12,000.00				
3-6-7	Common Area Carpet	1460	2	12,000.00	12,000.00				
3-6-8	Parking Repave	1460	1	100,000.00	100,000.00				

<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.

<b>Part II: Supporting Pages</b>									
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No:				CFPP (Yes/ No): No			Federal FFY of Grant: 2011
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>		
3-7-5	Flooring Replacement	1460	3	18,000.00	0.00				
3-7-6	Harvey Parking Repave	1460	1	80,000.00	80,000.00				
3-8-5	Flooring Replacement	1460	2	8,000.00	8,000.00				
3-9-3	Parking Lot Lighting Repair	1460	1	0.00	4,750.00				
3-9-5	Flooring Replacement	1460	2	8,000.00	8,000.00				
3-9-6	Roof Replacement - Duplexes	1460	2	40,000.00	40,000.00				
3-9-7	Ventilation Improvements	1460	5	20,000.00	3,282.00				
3-13-9	Door Operator Replacements	1460	4	0.00	2,040.00				
ALL1	Accessibility Improvements	1460	1	9,052.90	3,334.60				
ALL2	On Demand	1460	1	30,000.00	30,000.00				
ALL3	Operations East	1406	1	66,375.52	66,375.52				
ALL4	Operations West	1406	1	81,065.18	81,065.18				
ALL5	Operations LRPH - Triangle	1406	1	60,938.90	60,938.90				
ALL6	COCC Admin Fee	1410	1	104,187.80	104,187.80				

<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.

<b>Part II: Supporting Pages</b>									
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No:				CFPP (Yes/ No): No			Federal FFY of Grant: 2011
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>		
ALL7	Audit	1411		2,500.00	2,500.00				
ALL8	Computer Hardware	1475		15,000.00	0.00				
MGT1	Maintenance Training	1408		10,000.00	0.00				
MGT2	Management Training	1408		10,000.00	0.00				
MGT3	Security	1408		156,281.70	100,000.00				
AE1	Arch. Eng, Consulting, Advertising	1430		32,480.00	32,480.00				

<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.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2011	
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>	

<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.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2011
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	
3-1	07/18/2013				
3-4	07/18/2013				
3-5	07/18/2013				
3-6	07/18/2013				
3-7	07/18/2013				
3-8	07/18/2013				
3-9	07/18/2013				
3-13	07/18/2013				
HA-Wide	07/18/2013				

<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.

**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2011	
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	

<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.

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 4/30/2011

Part I: Summary						
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA			FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	208,375.60	168,566.61	168,566.61	0	
3	1408 Management Improvements	180,000.00	120,000.00	105,000.00	0	
4	1410 Administration (may not exceed 10% of line 21)	104,187.80	84,283.30	84,283.30	0	
5	1411 Audit	2,500.00	2,500.00	2,500.00	0	
6	1415 Liquidated Damages	0.00	0	0	0	
7	1430 Fees and Costs	32,480.00	32,840.00	32,840.00	0	
8	1440 Site Acquisition	0.00	0	0	0	
9	1450 Site Improvement	0.00	0	0	0	
10	1460 Dwelling Structures	364,334.60	330,003.09	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0	0	0	
12	1470 Non-dwelling Structures	0.00	0	0	0	
13	1475 Non-dwelling Equipment	150,000.00	105,000.00	105,000.00	0	
14	1485 Demolition	0.00	0	0	0	
15	1492 Moving to Work Demonstration	0.00	0	0	0	
16	1495.1 Relocation Costs	0.00	0	0	0	
17	1499 Development Activities <sup>4</sup>	0.00	0	0	0	

<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 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant:2012 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,041,878.00	842,833.00	498,189.91	0
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	160,000.00	105,000.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Natalie Tidmer</i>		3-20-12			

<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.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2012		
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>	
3-1	Flooring Replacement	1460		25,000.00	25,000.00	0	0	
3-1	Service Vehicle Replacement	1460		45,000.00	45,000.00	0	0	
3-4	Flooring Replacement	1460		15,000.00	15,000.00	0	0	
3-4	Service Vehicle Replacement	1475		45000.00	45,000.00	0	0	
3-5	Flooring Replacement	1460		10,000.00	10,000.00	0	0	
3-5	Kitchen Upgrades	1460		71,281.70	71,281.70	0	0	
3-5	Boiler Replacement	1460		0	70,000.00			
3-6	Flooring Replacement	1460		15,000.00	7,250.00	0	0	
3-6	Fire Alarm System Replacement	1460		155,000.00	65668.49	0	0	
3-7	Flooring Replacement	1460		18,000.00	10,750.00	0	0	
3-9	Flooring Replacement	1460		8,000.00	8,000.00	0	0	
3-13	Flooring Replacement	1460		8,000.00	8,000.00	0	0	
3-13	Service Vehicle Replacement	1475		45,000.00	0	0	0	

<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.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2012		
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>	
Administration	COCC - Grant Administrative Fee	1410	100%	104,187.80	84,283.30	84,283.30	0	x
A+E	Architectural and Engineering Fees	1430	100%	32,480.00	32,480.00	32,480.00	0	x
All	Computer Hardware	1475	100%	15,000.00	15,000.00	DNA	0	x
All	East Operations	1406	31.8%	66,375.52	56,188.87	56,188.87	0	x
All	Triangle Operations	1406	29.2%	60,934.90	56,188.87	56,188.87	0	x
All	West Operations	1406	38.9%	81,065.18	56,188.87	56,188.87	0	x
All	Accesibility Imps.	1460	100%	9,052.90	9,052.90	0	0	x
All	On Demand	1460	100%	30,000.00	30,000.00	0	0	x
All	Audit	1411	100%	2,500.00	2,500.00	0	0	x
Management Imps.	Maintenance Training	1408	100%	10,000.00	5,000.00	0	0	x
Management Imps.	Management Training	1408	100%	10,000.00	10,000.00	0	0	x
Management Imps.	Security	1408	100%	160,000.00	105,000.00	105,000.00	0	x

<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.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2012	
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	
WI39-P003-001	3-15-2014		3-15-2016		
WI39-P003-004	3-15-2014		3-15-2016		
WI39-P003-005	3-15-2014		3-15-2016		
WI39-P003-006	3-15-2014		3-15-2016		
WI39-P003-007	3-15-2014		3-15-2016		
WI39-P003-008	3-15-2014		3-15-2016		
WI39-P003-009	3-15-2014		3-15-2016		
WI39-P003-0013	3-15-2014		3-15-2016		
WI39-P003-ALL	3-15-2014		3-15-2016		
WI39-P003-MGT	3-15-2014		3-15-2016		
WI39-P003-ADM	3-15-2014		3-15-2016		
WI39-P003-A+E	3-15-2014		3-15-2016		

<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 III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2012	
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	

<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> Community Development Authority of the City of Madison		<b>Grant Type and Number</b> Capital Fund Program Grant No: WI39-P003-501-13 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>			<b>FFY of Grant:</b> 2013
					<b>FFY of Grant Approval:</b> 2013
<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
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	170,536.20	0.00	0.00	0.00
3	1408 Management Improvements	120,000.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	85,268.10	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	44,500.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	337,376.70	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	95,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	852,681.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	100,000.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

<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.

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

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

<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.

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

<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.

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

<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.

**Part III: Implementation Schedule for Capital Fund Financing Program**

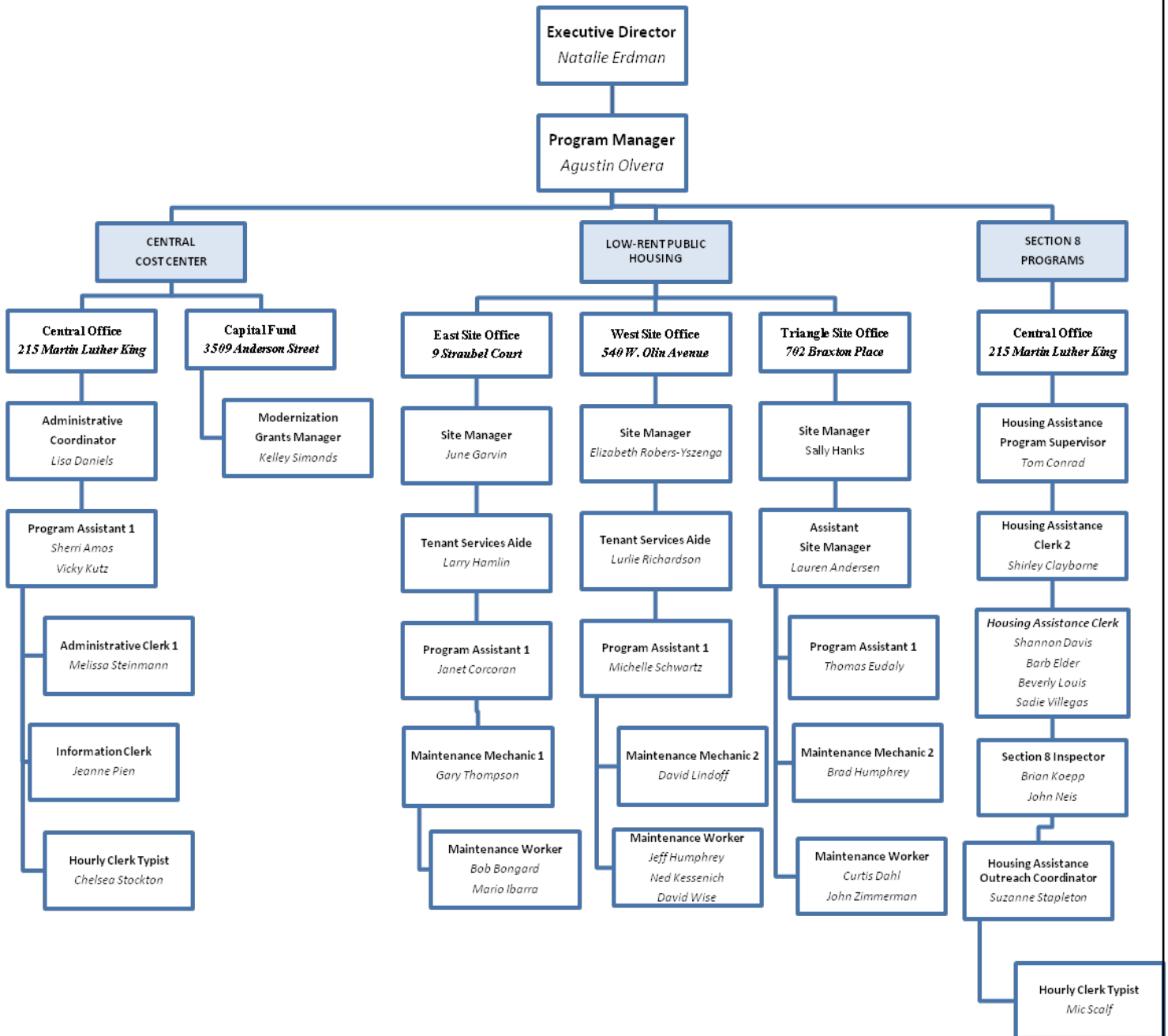
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2013	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual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

<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.

# Community Development Authority

## City of Madison

### Housing Operations Division



**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 See annual statement	Work Statement for Year 2 FFY 2013 2010 GRANT	Work Statement for Year 3 FFY 2014 2011 GRANT	Work Statement for Year 4 FFY 2015 2012 GRANT	Work Statement for Year 5 FFY 2016 2013 GRANT
B.	Physical Improvements Subtotal		554,462.76	594,330.60	330,003.09	357,376.70
C.	Management Improvements		167,090.12	100,000.00	120,000.00	120,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		98,368.000	0	105,000.00	75,000.00
E.	Administration		119,718.20	104,187.80	84,283.30	85,268.10
F.	Other		116,474.62	34,980.00	34,980.00	44,500.00
G.	Operations		239,436.40	208,379.60	168,566.61	170,536.20
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		1,197,182.00	1,041,878.00	842,833.00	852,681.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		1,197,182.00	1,041,878.00	842,833.00	852,681.00



**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003		Locality (City/County & State) Madison/Dane/Wisconsin			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 2008	Work Statement for Year 2 FFY 2013 2010	Work Statement for Year 3 FFY 2014 2011	Work Statement for Year 4 FFY 2015 2012	Work Statement for Year 5 FFY 2016 2013
		<b>Annual Statement</b>				
	3-1 ABCD		130,000	60,000.00	70,000.00	70,000.00
	3-4 Romnes		155,000	135,000.00	60,000.00	16,000.00
	3-5 Tenney		10,000	53,000.00	151,281.70	81,376.70
	3-6 Brittingham		15,000	122,000.00	72,918.49	155,000.00
	3-7 Scattered		188,269.20	18,000.00	10,750.00	18,000.00
	3-8 Truax Park		40,000.00	0.00	0.00	12,000.00
	3-9 Scattered		57,851.56	8,000.00	8,000.00	18,000.00
	3-13 Scattered		0.00	68,000.00	8,000.00	12,000.00
	Administration		119,718.20	32,480.00	84,283.30	85,268.10
	A&E		15,333.62	104187.80	32,480.00	32,000.00
	All		298,919.40	264928.50	225,119.51	233,036.20
	Management Imps		167,090.02	176281.70	120,000.00	120,000.00
			1,197,182.00	1,041,878.00	842,833.00	852,681.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 2			Work Statement for Year: 3		
	FFY 2013	Grant 2010		FFY 2014	Grant 2011	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	3-1 Flooring Replacement		10,000.00	3-1 Braxton Light Pole Repair		3,000.00
Annual	3-1 Webb Rethke re-grade and drainage		120,000.00	3-1 Flooring Replacement		3,183.88
Statement	3-4 Flooring Replacement		10,000.00	3-1 Webb-Rethke Parking Lots		140,000.00
	3-4 Romnes Repave		100,000.00	3-4 DHW Mixing Valve Replacement		5,350.00
	3-4 Service Vehicle Replacement		45,000.00	3-4 Flooring Replacement		15,000.00
	3-5 Flooring Replacement		10000	3-4 Romnes Emergency Generator Replace		80,000.00
	3-6 Flooring Replacement		15,000.00	3-5 Flooring Replacement		5,000.00
	3-7 Flooring Replacement		10,000.00	3-5 Paint + Balcony repairs		15,000.00
	3-7 Heating Unit Replacement		178,269.20	3-5 Replace Ornamental Trees		8,000.00
	3-8 Service Vehicle Replacement		40000	3-6 DHW Mixing Valve Replacement		4,750.00
	3-9 Flooring Replacement		15,000.00	3-6 Flooring Replacement		8,000.00
	3-9 Heating Unit Replacement		42,851.56	3-6 Common Area Paint		12,000.00
	ADMIN - COCC Grant Admin		119,718.20	3-6 Common Area Carpet		18,640.12
	3-1 A+E		300.00	3-6 Parking Repave		100,000.00
				3-7 Harvey Parking Repave		80,000.00
				3-8 Flooring Replacement		8,000.00
	3-4 A+E		3,300.00			
				3-9 Parking Lot Lighting Repair		4,750.00
				3-9 Flooring Replacement		8,000.00
	3-5 A+E		300.00	3-9 Roof Replacement		40,000.00
	3-6 A+E		450.00			
				3-9 Ventilation Improvements		3,282.00
	3-7 A+E		5,648.08	3-13 Door Operator Replacement		2,040.00
	3-9 A+E		1,735.55	COCC Admin Fee		104,187.80
	3-13 A+E		3,600.00	A+E		32,480.00
				Accessibility Improvements		3,334.60
				On Demand		30,000.00
	Subtotal of Estimated Cost		\$731,172.59	Subtotal of Estimated Cost		\$765,066.46

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 4			Work Statement for Year: 5		
	FFY 2015	Grant 2012		FFY 2016	Grant 2013	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	3-1 Flooring Replacement		25,000.00	3-1 Flooring Replacement	6	30,000.00
Annual	3-1 Service Vehicle Replacement		45,000.00	3-1 Braxton Heating unit Replacement	4	76,376.70
Statement	3-4 Flooring Replacement		15,000.00	3-4 Flooring Replacement	4	16,000.00
	3-4 Service Vehicle Replacement		45,000.00	3-5 Flooring Replacement	1	5,000.00
	3-5 Flooring Replacement		10,000.00	5-5 Replacement Vehicle	1	30,000.00
	3-5 Kitchen upgrades		71,281.70	3-6 Flooring Replacement	1	15,000.00
	3-5 Boiler replacement		70,000.00	3-6 Replacement Vehicle	1	30,000.00
	3-6 Fire Alarm System Replace		65,668.49	3-6 Parking Lot Replacement	1	100,000.00
	3-6 Flooring Replacement		7,250.00	3-7 Flooring Replacement	3	18,000.00
	3-7 Flooring Replacement		10,750.00	3-8 Flooring Replacement	3	12,000.00
	3-9 Flooring Replacement		8,000.00	3-9 Flooring Replacement	3	18,000.00
	3-13 Flooring Replacement		8,000.00	3-13 Flooring Replacement	3	12,000.00
	Accessibility Improvements		9,052.90	Administration		85,268.10
	On Demand		30,000.00	A+E		32,000.00
				On Demand		35,000.00
	3-1 A+E		4,200.00			
	3-4 A+E		9,450.00			
	3-5 A+E		3,710.00			
	3-6 A+E		8,540.00			
	3-7 A+E		1,260.00			
	3-8 A+E		0.00			
	3-9 A+E		560.00			
	3-13 A+E		4,760.00			
	Subtotal of Estimated Cost		\$452,483.09	Subtotal of Estimated Cost		\$514,644.80





## 2013/2014 Resident Advisory Board (RAB) Members

<u>Name</u>	<u>Program</u>
* Sariah Daine	Public Housing
Jody Franks	Public Housing
Jerome Holliday	Public Housing
Trina Protz	Section 8

\* CDA Board Member



# COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

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## 2014 PHA 5-Year and Annual Plan Progress Report

### **Increase and Expand the Supply of Assisted Housing**

The CDA has applied for and received 210 special use vouchers to assist City of Madison residents in the past few years. The CDA was awarded 100 HUD-Family Unification Program (FUP) vouchers for providing housing assistance to families who are working with supportive agencies because their lack of adequate housing is a primary factor in the separation, or threat of separation, of their children from their household, or because their lack of adequate housing is preventing the reunification of their children to their household. The CDA plans to continue with this objective and work in cooperation with Dane County Human Services and their County Foster Care program. In addition, the CDA has received 110 Veterans Affairs Supportive Housing (VASH) vouchers to serve City of Madison veterans. The VASH program combines rental assistance for homeless veterans with case management and clinical services provided by a Veterans Affairs medical center in the City of Madison. The CDA also revised its Payment Standard for the Housing Choice Voucher program to enable the CDA to serve more individuals.

### **Improve Quality of Assisted Housing and Quality of Life**

The CDA developed a Long Range Planning effort that identified renovation, rehabilitation, and new construction at its Public Housing sites as a strategy to address local housing need. The CDA developed a priority approach and worked with Public Housing residents to develop a concept plan at its priority site, the Truax Park Apartments Development site. Funding was received and construction completed on the rehabilitation of 71 units. The rehabilitation has greatly improved the appearance of these older public housing units. The CDA was awarded additional Tax Credit funds for the Truax Park Apartments Redevelopment Phase 2. This funding will involve the development of new units with additional units for special needs housing and involve a partnership with another organization.

The CDA updated its Public Housing Admissions and Continued Occupancy Policy and its Tenant Selection Plan for Parkside and Karabis Apartments in 2013. The Section 8 Housing Choice Voucher Program Administrative Plan was updated in 2011. These documents are in accordance with federal law and regulations and HUD requirements and outline the established policies and procedures to be consistently applied by the CDA in its operations of the covered housing programs. The CDA will continue to use these written policy documents in administering its housing programs and may update these documents to improve the CDA's efficiency and effectiveness in providing housing assistance to low income individuals and families.

The CDA has been partnering with local for profit and not for profit housing agencies in service to low income housing needs. It has provided Project based vouchers to a number of not for profits providing housing assistance to a wide variety of low income, including the elderly, families with children, the developmentally disabled, and those with mentally illness and addiction issues. These partnerships are anticipated to continue. The CDA will continue to examine the potentials to collaborate to provide more and improved housing assistance.

The CDA has collaborated with City of Madison Community Development Block Grant (CDBG), Dane County CDBG, City of Madison Department of Civil Rights, Dane County Affirmative Action, and the Dane County Housing Authority to develop a common Section 3 Program that coordinates efforts and increases Section 3 resident participation. The Section 3 program was implemented in 2012 and is a program that promotes employment opportunities for low income residents through the use of federal funds.

### **Ensure Equal Opportunity**

The CDA will ensure equal opportunity through continued outreach to local community organizations serving all low income demographics.

### **The Violence Against Women Act (VAWA)**

The Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) provides special protections for victims of domestic violence, dating violence, and stalking who are applying for or receiving assistance under the CDA's housing programs. The CDA continues to follow the applicable VAWA provisions, and a VAWA policy currently exists within each of the CDA's written policy documents. The following outreach is also provided to ensure that applicants and program participants are notified of their rights under VAWA:

- VAWA provisions are outlined in the CDA's Section 8 Housing Assistance Payment (HAP) contract
- Notice of VAWA rights is provided to Section 8 participants and landlords through new participant briefings and the regular certification process
- Public Housing and Multifamily Housing tenants are provided with a notice of VAWA rights at annual re-certification
- Notification of protections and rights under VAWA is provided at the issuance of application denials and termination of assistance or eviction.



**The Community Development Authority (CDA)  
of the City of Madison**

**2014 PHA ANNUAL PLAN - CHALLENGED ELEMENTS**

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No challenged Plan elements have been reported to the City of Madison Community Development Authority (CDA).