

Community Development Authority
City of Madison

Draft PHA Plan

5-Year Plan for Fiscal Years 2015 – 2019
Annual Plan for Fiscal Year 2015



PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: The Community Development Authority of the City of Madison PHA Code: WI-003 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2015												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 743 Number of HCV units: 1839												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <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 <table border="1"> <tr> <td>PH</td> <td>HCV</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. 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: 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.												

Goals and Objectives. 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.

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:

- 1. Increase and expand the CDA's supply of assisted housing and provide more choices in housing. CDA objectives in this area include:**
 - Applying for available housing programs funding.
 - Continuing to support voucher mobility.
 - Providing outreach to potential voucher landlords.
 - Promoting Section 8 Homeownership.
 - Pursue the renovation and rehabilitation of CDA Public Housing through available funding such as Capital Funds, Choice Neighborhood Initiative funding and Tax Credit programs. Potential sites for renovation and rehabilitation include but are not limited to Truax, Baird Fisher, the Triangle, and Romnes.
- 2. Improve the quality of CDA assisted housing and the quality of life for CDA program participants. The CDA will continue to make improvements by:**
 - Exploring housing program funding related to supportive services for its program participants.
 - Review the potential for more stable funding under HUD's Rental Assistance Demonstration (RAD) program, which would be used to make capital needs improvements for preserving the CDA's Public Housing properties.
 - Making efforts to update administration related to Asset Management and as required by HUD.
 - Comply with any new Public Housing Assessment (PHAS) and Section 8 Management Assessment Program (SEMAP) criteria.
 - Conduct the CDA Service Coordinator Program to help elderly and disabled residents retain their Public Housing.
 - Work with other agencies to coordinate and provide much needed social and mental health services to CDA Public Housing residents.
 - Revisit a no-smoking policy if interest and information may warrant, including the establishment of no smoking buildings or an agency wide no-smoking policy.
 - Monitor Public Housing security and implement improvements for a safer living environment.
- 3. Promote self-sufficiency of families and individuals. The CDA will continue to promote self-sufficiency as follows:**
 - Seek program efforts for employment and training opportunities for CDA housing program participants.
 - Administer the CDA Housing Choice Voucher Family Self Sufficiency (FSS) Program.
 - Work with local employment and training programs to provide opportunities to CDA residents in any future renovation and rehabilitation activities conducted at CDA Public Housing sites.
 - Participate in the Section 3 Program, which provides training, employment, contracting, and other economic opportunities in connection with HUD funded housing construction projects.
 - Promote employment opportunities for low-income residents through the use of available federal funds.
 - Participate in the Resident Opportunity Self Sufficiency (ROSS) Program, which provides employment programming for CDA Public Housing family sites including outreach, counseling, training, and placement services.
 - Work with other City of Madison initiatives regarding the employment of low-income residents.
- 4. Ensure Equal Opportunity and further nondiscrimination in Housing. The CDA will comply with rules and regulations governing fair housing and equal opportunity in housing, and the CDA will undertake proper measures to affirmatively:**
 - Ensure access to assisted housing.
 - Provide a suitable living environment for families living in assisted housing.
 - Ensure accessible housing to persons with disabilities.

	<p>Goals and Objectives Cont.</p> <p>5. Actively follow the Violence Against Women Act (VAWA). The CDA's goals and objectives are to serve the needs of program eligible victims of domestic violence, dating violence, sexual assault, or stalking. The CDA has implemented and will continue to follow the applicable provisions of VAWA including:</p> <ul style="list-style-type: none"> • Ensure proper VAWA notification, documentation, and confidentiality. • Follow VAWA policies related to eligibility, program participation, and program termination.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>See Attached Progress Report (WI-003-A06)</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>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 – Thursday) http://www.cityofmadison.com/housing</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>See attached Progress Report (WI-003-A06)</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See HUD Form 50075.2 approved by HUD on 5/13/2014</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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>See attached 50075.1 Statement (WI-003-A02)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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>See attached 50075.2 Capital Fund Program Five-Year Action Plan (WI-003-A04)</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p>✓ 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>Housing Needs. 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>See attached PHA Plan Addendum (WI-003-A01)</p>

9.1 Strategy for Addressing Housing Needs. 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The CDA plans to address local housing needs under the following strategies:

- To help provide a broader scope of strategies, the CDA will continue to participate in the Consolidated Plan development process.
- The CDA will continue the leasing, management, and maintenance of CDA Public Housing and Multifamily Housing units located throughout the City of Madison, and look for ways to prolong the useful life and affordability of CDA housing units.
- The CDA's Long Range Planning Committee has recommended redevelopment and/or replacement of existing CDA Public Housing, and the CDA will continue to follow those recommendations including the priority sites of Truax Park, Baird Fisher, the Triangle, and Romnes Apartments, as well as:
 - Identify the next sites slated for renovation and begin the process of planning for future redevelopment of selected sites.
 - Look for income generating opportunities, partnerships that increase development capacity, and partnerships that increase resident access to services.
 - Investigate redevelopment strategies that will increase the number of affordable housing units within the CDA's housing portfolio, and comply with Section 504 requirements in any redevelopment activities.
- The CDA will continue to issue Section 8 housing assistance payments on behalf of Section 8 program participants, maintain a successful voucher lease-up rate, and explore options through Section 8 programming that will help to address local housing needs, including:
 - Continue to explore options related to the use of Section 8 Project Based Vouchers in developing affordable and special needs housing.
 - Review Section 8 payment standards to determine the appropriate levels for dispersion and utilization.
 - Continue to market the Section 8 program to owners as an effort to ensure a successful voucher lease-up rate.
 - To increase owner acceptance of the program and maintain program integrity, the CDA will continue to efficiently and effectively screen applicants, ensure that families comply with program rules, and approve rental units under housing quality standards and rent reasonableness.
 - Applying for additional Section 8 vouchers should they become available and utilize other resources available to create mixed-financed affordable housing.
 - The CDA will continue to distribute housing assistance to homeless veterans through the Section 8 Veterans Affairs Supportive Housing (VASH) program. The VASH program provides rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
 - Through an additional effort to help end homelessness amongst veterans, the CDA will explore the use of project-based VASH vouchers (VASH-PBV), as HUD has invited the CDA to apply for 25 VASH-PBVs. If awarded, the CDA may utilize those vouchers at a permanent supportive housing site in the City of Madison.
 - The CDA will continue to administer its Section 8 Family Unification Program (FUP) which is aimed at preventing family separation due to homelessness or lack of adequate housing, as well as to ease the transition out of foster care for aging-out youth who lack adequate housing.

Strategy for Addressing Housing Needs Cont.

- The CDA will continue to 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 & Continued Occupancy Policy (ACOP), Administrative Plan, and Tenant Selection Plan (TSP). Policy updates may include corresponding revisions to CDA housing leases.
- The CDA will continue to meet HUD’s federal income targeting requirements for families at or below 30% of AMI in Public Housing, Multifamily Housing, and Section 8.
- The CDA will continue to comply with fair housing and equal opportunity requirements, and 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.

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

See attached Progress Report (WI-003-A06)

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

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

11.0 Required Submission for HUD Field Office Review. 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. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)



COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

PHA Plan Addendum - Annual Plan for Fiscal Year 2015

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 – Thursday)
<http://www.cityofmadison.com/housing>**

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**)
- ✓ Annual VAWA Report (**WI-003-A06**)
- ✓ Challenged Elements (**WI-003-A07**)
- ✓ Signed PHA Certifications (**WI-003-A08**)
- ✓ Board Approved Resolution (**WI-003-A09**)

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

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

Housing Needs of Families on the CDA's Wait Lists

Housing Needs - Waiting Lists						
The CDA's Public Housing, Multifamily Housing, and Section 8 Programs						
	Public Housing		Multifamily Housing		Section 8	
	# of families	% of total families	# of families	% of total families	# of families	% of total families
Waiting list total	2,711		975		77	
Extremely low income <=30% AMI	2,513	92.70%	916	93.95%	73	94.81%
Very low income (>30% but <=50% AMI)	182	6.71%	52	5.33%	4	5.19%
Low income (>50% but <80% AMI)	16	0.59%	7	0.72%	-0-	-
Families with children	1,599	58.98%	529	54.26%	49	63.64%
Elderly families	28	1.03%	101	10.36%	4	5.19%
Families with Disabilities	228	8.41%	335	34.36%	17	22.08%
Single	856	31.58%	10	1.03%	7	9.09%
Race/ethnicity - Black	1,558	54.71%	598	58.28%	64	82.05%
Race/ethnicity - White	975	34.23%	326	31.77%	11	14.10%
Race/ethnicity - Hispanic	137	4.81%	51	4.97%	1	1.28%
Race/ethnicity - Asian	100	3.51%	24	2.34%	1	1.28%
Race/ethnicity - American Ind/Alaska	21	.74%	8	.78%	-0-	-
Race/ethnicity - Native Hawaiian/Other Pacific Islander	7	.25%	5	.49%	-0-	-
Race/ethnicity - Not Assigned	50	1.76%	14	1.36%	1	1.28%

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)].

Bedroom Size	Public Housing	% of total wait list	Multifamily Housing	% of total wait list
One-Bedroom	1,082	39.91%	375	38.46%
Two-Bedroom	982	36.22%	350	35.90%
Three-Bedroom	595	21.95%	250	25.64%
Four-Bedroom	27	1.00%	-0-	-
Five-Bedroom	25	.92%	-0-	-

HUD Programs Under CDA Management

Program Name	Units or Families Served	Expected Turnover
Public Housing	743	114
Multifamily Housing	115	25
Section 8 Vouchers	1,580	150
Special Purpose Section 8 Certificates/Vouchers		
- Project-Based Vouchers	137	20
- Family Unification Vouchers	100	12
- Veterans Affairs Supportive Housing Vouchers	133	12

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		0.00		
2	1406 Operations (may not exceed 20% of line 21) ³	182,753.80			
3	1408 Management Improvements	20,000.00			
4	1410 Administration (may not exceed 10% of line 21)	91,376.90			
5	1411 Audit	4,500.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	575,138.30			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			
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)				
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				
25	Amount of line 20 Related to Energy Conservation Measures	0.00			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary			
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: Date of CFFP: _____	
		FFY of Grant: 2014	
		FFY of Grant Approval: 2014	
<input checked="" type="checkbox"/> 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	
		Original	Revised
		Total Actual Cost¹	
		Obligated	Expended
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

Part II: Supporting Pages											
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No:				CFFP (Yes/ No): No			Federal FFY of Grant: 2014	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²				
3-1	Flooring Replacement	1460	5	20,000.00							
3-1	Heating Equipment Replacement	1460	12	57,138.80							
3-1	Webb-Rethke Drain Tile	1460	2	30,000.00							
3-4	Flooring Replacement	1460	5	20,000.00							
3-4	Softener Replacement with DHW Mods	1460	1	34,999.50							
3-5	Flooring Replacement	1460	5	20,000.00							
3-5	Common Area Carpet Replacement	1460	3	20,000.00							
3-5	Heating Equipment Replacement	1460	3	35,000.00							
3-6	Flooring Replacement	1460	5	20,000.00							
3-7	Turbot Duplex Paint	1460	1	8,000.00							
3-7	Flooring Replacement	1460	5	20,000.00							
3-7	Heating Equipment Replacement	1460	12	60,000.00							
3-7	Stein-Thompson Siding Replacement	1460	2	60,000.00							
3-8	Flooring Replacement	1460	5	20,000.00							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-9	Flooring Replacement	1460	5	20,000.00				
3-9	Heating Equipment Replacement	1460	8	40,000.00				
3-13	Flooring Replacement	1460	5	20,000.00				
3-13	Marconi Refurbishment	1460	1	40,000.00				
ADM-01	Administration	1410	4	91,376.90				
AE-01	Architectural, Engineering	1430	1	40,000.00				
ALL-01	Operations	1406	4	182,753.80				
ALL-02	On-Demand	1460	1	30,000.00				
ALL-03	Audit	1411	1	4,500.00				
MGT-01	Maintenance Training	1408	1	10,000.00				
MGT-02	Management Training	1408	1	10,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2014
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1	4/16		4/18		
3-4	4/16		4/18		
3-5	4/16		4/18		
3-6	4/16		4/18		
3-7	4/16		4/18		
3-8	4/16		4/18		
3-9	4/16		4/18		
3-13	4/16		4/18		
ADM	4/16		4/18		
A+E	4/16		4/18		
ALL	4/16		4/18		
MGT	4/16		4/18		

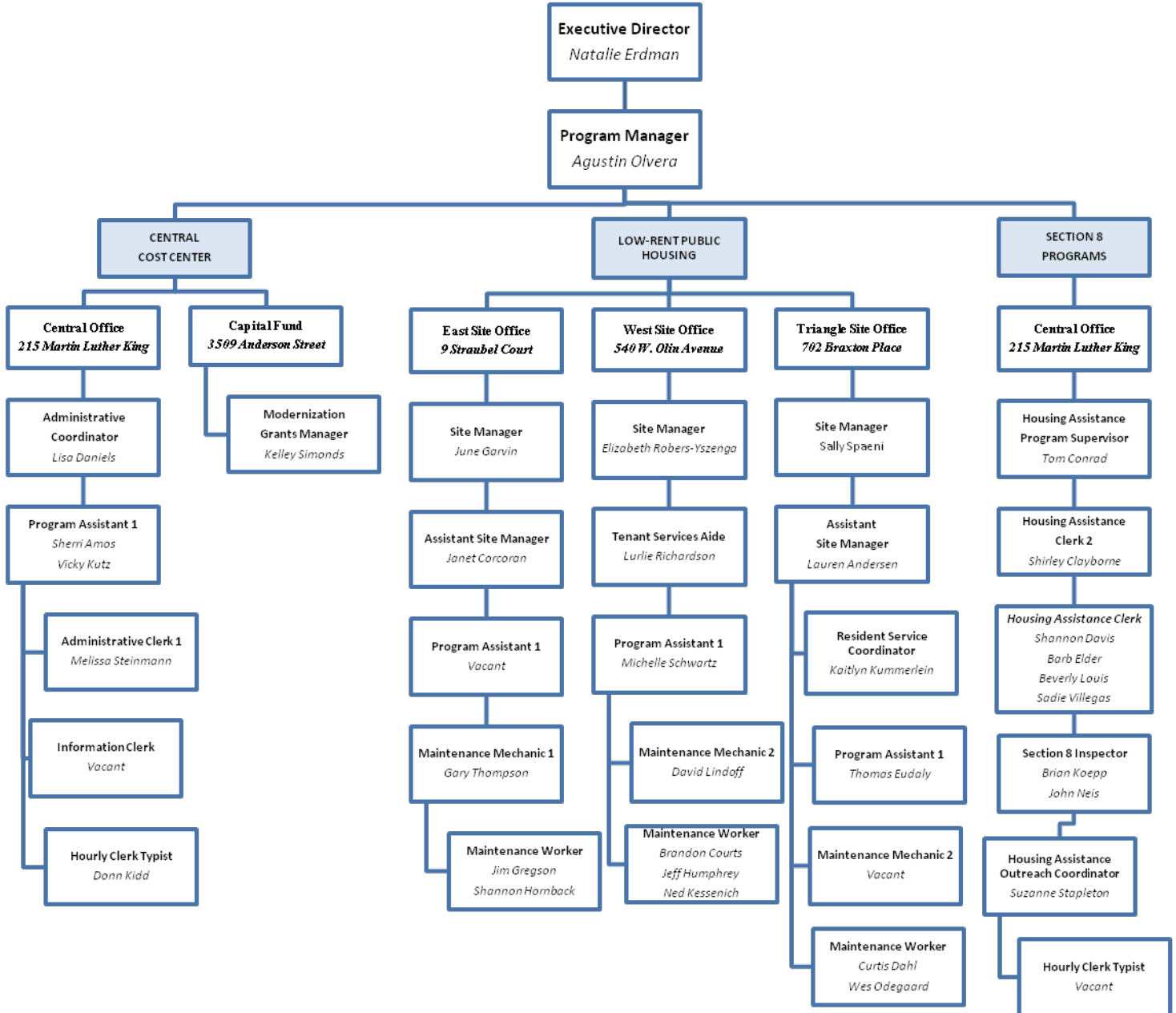
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

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

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

**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

Part I: Summary						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 See annual statement	Work Statement for Year 2 FFY 2013 2011 GRANT	Work Statement for Year 3 FFY 2014 2012 GRANT	Work Statement for Year 4 FFY 2015 2013 GRANT	Work Statement for Year 5 FFY 2016 2014 GRANT
B.	Physical Improvements Subtotal		594,330.60	330,003.09	357,376.70	575,138.30
C.	Management Improvements		100,000.00	120,000.00	120,000.00	20,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0	105,000.00	75,000.00	0
E.	Administration		104,187.80	84,283.30	85,268.10	91,376.90
F.	Other		34,980.00	34,980.00	44,500.00	44,500.00
G.	Operations		208,379.60	168,566.61	170,536.20	182,753.80
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		1,041,878.00	842,833.00	852,681.00	913,769.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		1,041,878.00	842,833.00	852,681.00	913,769.00

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

Part I: Summary (Continuation)						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003		Locality (City/County & State) Madison/Dane/Wisconsin			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 2008	Work Statement for Year 2 FFY 2013 2011	Work Statement for Year 3 FFY 2014 2012	Work Statement for Year 4 FFY 2015 2013	Work Statement for Year 5 FFY 2016 2014
		Annual Statement				
	3-1 ABCD		60,000.00	70,000.00	70,000.00	107,138.80
	3-4 Romnes		135,000.00	60,000.00	16,000.00	54,999.50
	3-5 Tenney		53,000.00	151,281.70	81,376.70	75,000.00
	3-6 Brittingham		122,000.00	72,918.49	155,000.00	20,000.00
	3-7 Scattered		18,000.00	10,750.00	18,000.00	148,000.00
	3-8 Truax Park		0.00	0.00	12,000.00	20,000.00
	3-9 Scattered		8,000.00	8,000.00	18,000.00	60,000.00
	3-13 Scattered		68,000.00	8,000.00	12,000.00	60,000.00
	Administration		32,480.00	84,283.30	85,268.10	91,376.90
	A&E		104187.80	32,480.00	32,000.00	40,000.00
	All		264928.50	225,119.51	233,036.20	217,253.80
	Management Imps		176281.70	120,000.00	120,000.00	20,000.00
			1,041,878.00	842,833.00	852,681.00	913,769.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
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 Braxton Light Pole Repair		3,000.00	3-1 Flooring Replacement		25,000.00
Annual	3-1 Flooring Replacement		3,183.88	3-1 Service Vehicle Replacement		45,000.00
Statement	3-1 Webb-Rethke Parking Lots		140,000.00	3-4 Flooring Replacement		15,000.00
	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		10,000.00
	3-4 Romnes Emergency Generator Replace		80,000.00	3-5 Kitchen upgrades		71,281.70
	3-5 Flooring Replacement		5,000.00	3-5 Boiler replacement		70,000.00
	3-5 Paint + Balcony repairs		15,000.00	3-6 Fire Alarm System Replace		65,668.49
	3-5 Replace Ornamental Trees		8,000.00	3-6 Flooring Replacement		7,250.00
	3-6 DHW Mixing Valve Replacement		4,750.00	3-7 Flooring Replacement		10,750.00
	3-6 Flooring Replacement		8,000.00	3-9 Flooring Replacement		8,000.00
	3-6 Common Area Paint		12,000.00	3-13 Flooring Replacement		8,000.00
	3-6 Common Area Carpet		18,640.12	Accessibility Improvements		9,052.90
	3-6 Parking Repave		100,000.00	On Demand		30,000.00
	3-7 Harvey Parking Repave		80,000.00			
	3-8 Flooring Replacement		8,000.00	3-1 A+E		4,200.00
				3-4 A+E		9,450.00
	3-9 Parking Lot Lighting Repair		4,750.00	3-5 A+E		3,710.00
	3-9 Flooring Replacement		8,000.00	3-6 A+E		8,540.00
	3-9 Roof Replacement		40,000.00	3-7 A+E		1,260.00
				3-8 A+E		0.00
	3-9 Ventilation Improvements		3,282.00	3-9 A+E		560.00
	3-13 Door Operator Replacement		2,040.00	3-13 A+E		4,760.00
	COCC Admin Fee		104,187.80			
	A+E		32,480.00			
	Accessibility Improvements		3,334.60			
	On Demand		30,000.00			
	Subtotal of Estimated Cost		\$765,066.46	Subtotal of Estimated Cost		\$452,483.09



Community Development Authority

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email housing@cityofmadison.com
mail P.O. Box 1785, Madison, WI 53701-1785

2014/2015 Resident Advisory Board (RAB) Members

<u>Name</u>	<u>Program</u>
* Sariah Daine	Section 8 PBV
Jody Franks	Public Housing
Jerome Holliday	Public Housing
Ellen Judd	Section 8

* CDA Board Member



COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

2015 PHA 5-Year and Annual Plan Progress Report

Increase and Expand the Supply of Assisted Housing

Over the last several years, the CDA has applied for and received 233 special use vouchers to assist City of Madison residents who are either homeless or who are facing homelessness. 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, or because of inadequate housing for a youth who is aging out of foster care. The CDA plans to continue with this objective and work in cooperation with Dane County Human Services and their foster care program.

The CDA continued to distribute housing assistance to homeless veterans under the Veterans Affairs Supportive Housing (VASH) Section 8 Voucher program. The VASH program provides rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). In 2014, the CDA received 23 VASH vouchers in addition to the 110 VASH vouchers already in use by the CDA. HUD awards VASH vouchers based on geographic need and public housing agency administrative performance, and the CDA has recently applied for 25 VASH project-based vouchers pursuant to HUD invitation. If awarded, the CDA will bring the VASH voucher total to 158.

The CDA continues to implement its revised Payment Standards for the Section 8 Housing Choice Voucher program which enables the CDA to serve more individuals.

Improve Quality of Assisted Housing and Quality of Life

The CDA owns and operates approximately 743 units of Public Housing and 115 units of Multifamily Housing in 37 locations that receive federal subsidy to support operations. Many of these properties are in excess of 40 years old and in need of replacement or renovation. The CDA's Long Range Planning Committee identified CDA housing sites for renovation, rehabilitation, and new construction 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, Truax Park.

A Master Plan and Site Development Study containing recommendations for the redevelopment of Truax Park was adopted by the City of Madison Common Council in 2009 (the *Truax Master Plan*) and continues to be implemented with Truax Phase 1 completed in 2011. Under Phase 1, funding was received and construction completed on the rehabilitation of 71 units. In 2013, the CDA received an allocation of affordable housing tax credits for the construction of 48 apartment units under Truax Phase 2. The new units will replace aging Public Housing apartments with 8 of the new units to be used to provide supported housing for homeless adults. Design and construction of Truax Phase 2 is scheduled to start in September of 2014 with completion in 2015.

HUD is developing a Physical Needs Assessment (PNA) process as a part of managing green activities in Public Housing, as well as to integrate the goals of the 2005 Energy Policy Act with Capital Fund use and strategic planning. HUD expects to estimate national needs and trends based on the PNA process. The CDA has prepared a Request for Proposal to solicit a contractor to perform the PNA, and the CDA will continue to follow HUD's requirement under this new process.

The CDA has been partnering with local for profit and not for profit housing agencies in service to low income housing needs. The CDA continues to provide project-based Section 8 vouchers to a number of not for profits, which allows housing assistance for a wide variety of low income families, including the elderly, families with children, the developmentally disabled, and those with mental illness and addiction issues.

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 coordinates efforts and increases Section 3 resident participation. The CDA continues to participate in the Section 3 program which promotes employment opportunities for low income residents through the use of federal funds.

Promote Self-Sufficiency of Families and Individuals

Through the Section 8 Homeownership Option, the CDA continues to promote and support homeownership for first-time homebuyers. Approved Section 8 households can use their Section 8 voucher assistance to help with monthly homeownership expenses. The CDA assisted with five (5) Section 8 home purchase closings in 2013 and one (1) closing in 2014, bringing the total CDA Section 8 homeownership options to 32. Under this program, qualified low-income residents become true stakeholders by investing in themselves and their communities; and communities benefit with increased owner-occupied residency, enhanced property values, and increase tax revenue.

The CDA's Section 8 Family Self-Sufficiency (FSS) program is a great opportunity for Section 8 families to achieve economic independence. This CDA initiative refers participating families to educational, career counseling, money management, job training, and placement services. The FSS family also receives a savings account that grows as the family's earned employment income rises. Upon completion of the five-year FSS participation contract, the family receives the accumulated money, which may be used to purchase a home, pay for higher education, start a business, or pursue other personal goals. The CDA's goal is to support 13 families through the FSS program. Currently, the CDA has 13 FSS program participants with nine (9) of those families escrowing an average of \$323 per month. 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.

Ensure Equal Opportunity

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

The CDA continues to ensure equal opportunity through continued outreach to local community organizations serving low income demographics. The CDA continues to make its programs accessible to persons with disabilities and the CDA works closely with local supportive service agencies that assist persons with disabilities. To address Language for Limited English Proficiency Persons (LEP), the CDA continues to provide vital documents in Spanish and CDA staff continue to utilize interpretation services as needed for LEP customers.

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**

2015 PHA ANNUAL PLAN - CHALLENGED ELEMENTS

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