



**CommunityDevelopmentAuthority**

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# *2011 PHA Annual Plan*

## **Notice of Public Hearing:**

**Tuesday, September 7, 2010**

**12:00 noon**

CDA Housing Operations Division  
215 Martin Luther King, Jr., Boulevard  
Madison Municipal Building  
Suite 120 (First Floor)  
Conference Room

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5.2 **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 to:**

**Increase and expand CDA's supply of assisted housing and provide more choices in housing.**

Objectives in these areas include applying for available Housing Programs funding. The CDA will continue to support voucher mobility, outreach to potential voucher landlords, promote its Section 8 Homeownership Program, and continue to pursue the renovation and rehabilitation of its Public Housing through use of the Capital Fund, Hope VI and Tax Credit programs. The CDA has been awarded Tax Credits for the renovations at the Truax Site. A Hope VI application is anticipated for the Truax, Wright/Anderson and Webb/Rethke Sites.

**Improve the quality of CDA assisted housing and the quality of life for CDA program participants.**

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 is interested in the Preservation, Enhancement, and Transformation of Rental Assistance Act (PETRA) initiative and would consider an application to 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, medical and mental health services to its Public Housing residents. The CDA will also continue to monitor Public Housing security and implement improvements for an safer living environment.

**Promote self-sufficiency and asset development of families and individuals.** The CDA will explore the development/implementation of the Housing Choice Voucher Family Self Sufficiency (FSS) Program and/or the Public Housing Family Self-Sufficiency (PH FSS) Program. The CDA is also working with several local employment and training programs to provide opportunities to residents in the renovation and rehabilitation activities conducted at its Public Housing sites.

**Ensure Equal Opportunity in Housing.** 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.

**Actively follow the Violence Against Women Act (VAWA).** The CDA has implemented and will continue to implement the applicable provisions of VAWA. CDA's goals and objectives are to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault, or stalking. The CDA will continue to utilize its established "victim of domestic abuse" preference for applicants who apply to its Public Housing and Section 8 programs.

<p><b>6.0</b></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:</p> <p style="text-align: center;"><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 style="text-align: center;"><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>
<p><b>7.0</b></p>	<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 style="text-align: center;"><b>See attached Progress Report (WI-003-A06)</b></p>
<p><b>8.0</b></p>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
<p><b>8.1</b></p>	<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 style="text-align: center;"><b>See attached 50075.1 Statement (WI-003-A02)</b></p>
<p><b>8.2</b></p>	<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 style="text-align: center;"><b>See attached 50075.2 Capital Fund Program Five-Year Action Plan (WI-003-A04)</b></p>
<p><b>8.3</b></p>	<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>
<p><b>9.0</b></p>	<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 style="text-align: center;"><b>See attached PHA Plan Addendum (WI-003-A01)</b></p>

<p><b>9.1</b></p>	<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. The CDA has received funding for the rehabilitation of 71 units, this will prolong the useful life and affordability of these Public Housing units. This is also part of a larger redevelopment strategy that is intended to increase the number of affordable housing units. Under the Section 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 be examined to determine the appropriate levels for dispersion and utilization. In an effort to maintain a successful Section 8 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 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.</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 actively market through agencies and publications for housing assistance to those who are elderly and to those who believe they would need an accessible unit. 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, 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 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>

<b>11.0</b>	<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> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

### **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

**1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

**2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

**3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

**4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

**5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP)

and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

**PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

## 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.**
  - 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and
  - 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act:
  - (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and
  - (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA:
  - 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert;
  - 2) An analysis of the projects or buildings required to be converted; and
  - 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

## 8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic

criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: **Standard and Troubled PHAs complete annually.**)

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.



# PHA Plan Addendum

## Annual Plan for Fiscal Year **2011**

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

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

### Supporting Documents Available for Review

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

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Policies governing any Section 8 Homeownership program included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	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	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		
<b>Rental Housing Needs – Any Housing Problem</b>				
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	39.7%		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	
<b>Housing Needs of Special-Needs-Non-Homeless</b>				
Elderly			Medium	
Disabled			Medium	

**Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

<b>Housing Needs of Families on the Waiting List</b>				
<b>Section 8 and Public Housing</b>				
	# of families		% of total families	
	<b>PH</b>	<b>S8</b>	<b>PH</b>	<b>S8</b>
Waiting list total	<b>1,100</b>	<b>454</b>	<b>71%</b>	<b>29%</b>
Extremely low income <=30% AMI	<b>1,013</b>	<b>401</b>	<b>65%</b>	<b>26%</b>
Very low income (>30% but <=50% AMI)	<b>73</b>	<b>52</b>	<b>5%</b>	<b>3%</b>
Low income (>50% but <80% AMI)	<b>14</b>	<b>1</b>	<b>1%</b>	<b>0%</b>
Families with children	<b>571</b>	<b>252</b>	<b>37%</b>	<b>16%</b>
Elderly families	<b>1</b>	<b>21</b>	<b>0%</b>	<b>1%</b>
Families with Disabilities	<b>213</b>	<b>120</b>	<b>14%</b>	<b>8%</b>
Race/ethnicity - Black	<b>675</b>	<b>269</b>	<b>43%</b>	<b>17%</b>
Race/ethnicity - White	<b>374</b>	<b>167</b>	<b>24%</b>	<b>11%</b>
Race/ethnicity - Hispanic	<b>65</b>	<b>9</b>	<b>4%</b>	<b>1%</b>
Race/ethnicity - Asian	<b>41</b>	<b>16</b>	<b>3%</b>	<b>1%</b>
Race/ethnicity - Ind/Als	<b>7</b>	<b>1</b>	<b>0%</b>	<b>0%</b>
Race/ethnicity - Native Hawaiian/Other Pacific Islander	<b>1</b>	<b>-0-</b>	<b>0%</b>	<b>0%</b>
Race/ethnicity - Not Assigned	<b>4</b>	<b>4</b>	<b>0%</b>	<b>0%</b>
<b>Data Snapshot of applicants waiting. Does not include numbers of those applying on an annual basis.</b>				
<b>Bedroom Size</b>	<b>Public Housing</b>			
1BR	<b>514</b>	<b>47%</b>		
2 BR	<b>355</b>	<b>32%</b>		
3 BR	<b>178</b>	<b>16%</b>		
4 BR	<b>51</b>	<b>5%</b>		
5 BR	<b>2</b>	<b>0%</b>		
5+ BR	<b>-0-</b>	<b>0%</b>		

## HUD Programs Under PHA Management

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	<b>754</b>	<b>135</b>
Section 8 Vouchers	<b>1,500</b>	<b>100</b>
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers	<b>85</b>	<b>20</b>
- Project-Based Vouchers		
- Family Unification Vouchers	<b>50</b>	<b>5</b>
- Veterans Affairs Supportive Housing Vouchers	<b>35</b>	<b>1</b>
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

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

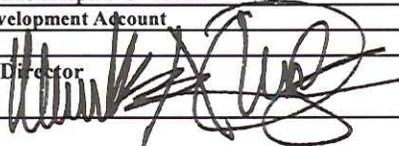
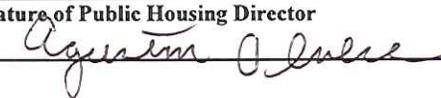
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> COMMUNITY DEVELOPMENT AUTHORITY (CDA) 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>
<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			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	239,436.40			
3	1408 Management Improvements	170,000.00			
4	1410 Administration (may not exceed 10% of line 21)	119,718.20			
5	1411 Audit	2,500.00			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	31691.78			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	513835.62			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	80,000.00			
13	1475 Non-dwelling Equipment	40,000.00			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities <sup>4</sup>	0			
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,197,182.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security – Soft Costs	0			
24	Amount of line 20 Related to Security – Hard Costs	150,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	100,000			

<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  
 Expires 4/30/2011

<b>Part I: Summary</b>				
PHA Name: CDA OF THE CITY OF MADISON		Grant Type and Number Capital Fund Program Grant No: WM39-P003-501-10 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director 		Date 7/9/10	Signature of Public Housing Director  Date 7/8/10	

Part II: Supporting Pages								
PHA Name: CDA OF THE CITY OF MADISON		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant 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>	
WI-39-01	FLOORING REPLACEMENT	1460	8	25,000.00				
WI-39-01	C-SITE PAINT - SIDING REPAIR	1460	8	65,000.00				
WI-39-01	B-SITE B'SM'NT WATER CONTROL	1460	16	40,000.00				
WI-39-01	LANDSCAPING	1470	4	60,000.00				
WI-39-01	A+E	1430	4	9,500.00				
WI-39-04	FLOORING REPLACEMENT	1460	6	18,000.00				
WI-39-04	PARKING REPAVE	1460	1	77,335.62				
WI-39-04	SERVICE VEHICLE REPLACEMENT	1475	1	40,000.00				
WI-39-04	A+E	1430	3	6766.78				
WI-39-05	FLOORING REPLACEMENT	1460	4	10,000.00				
WI-39-05	TENNEY SIDING PAINT/REPAIR	1460	7	35,000.00				
WI-39-05	A+E	1430	2	2,250.00				
WI-39-06	FLOORING REPLACEMENT	1460	8	25,000.00				
WI-39-06	TILE LANDINGS-PAINT HALLWAYS	1460	9	63,000.00				
WI-39-06	NEW MECH ROOM DOORS	1460	3	3,500.00				
WI-39-06	NEW OVERHEAD DOOR	1460	1	1,000.00				
WI-39-06	REMOVE PULL STATIONS	1460	168	6,000.00				
WI-39-06	LANDSCAPING/WATER CONTROL	1460	1	80,000.00				
WI-39-06	GREENHOUSE RENOVATION	1475	1	20,000.00				

<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.

Part II: Supporting Pages								
PHA Name: CDA OF THE CITY OF MADISON		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant 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 <sub>2</sub>	
WI-39-06	A+E	1430	7	9,925.00				
WI-39-07	FLOORING REPLACEMENT	1460	3	12,000.00				
WI-39-07	A+E	1460	1	600.00				
WI-39-09	FLOORING REPLACEMENT	1460	1	15,000.00				
WI-39-09	CHESTER PARKING REPAVE	1460	1	18,000.00				
WI-39-09	A+E	1430	2	1,650.00				
WI-39-13	FLOORING REPLACEMENT	1460	5	20,000.00				
WI-39-13	A+E	1430	1	1,000.00				
WI003000200	OPERATIONS	1406	1	81,368.48				
WI003000300	OPERATIONS	1406	1	93,299.58				
WI003000400	OPERATIONS	1406	1	64,768.34				
WI39-003	AUDIT	1411	1	2,500.00				
WI39-003	MAINTENANCE TRAINING	1408	1	10,000.00				
WI39-003	MANAGEMENT TRAINING	1408	1	10,000.00				
WI39-003	SECURITY	1408	1	150,000.00				
WI39-003	GRANTS ADMINISTRATOR	1410	1	77,816.83				
WI39-003	ADMINISTRATIVE CLERK	1410	1	35,915.46				
WI39-003	UNIT DIRECTOR	1410	1	5,985.91				

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

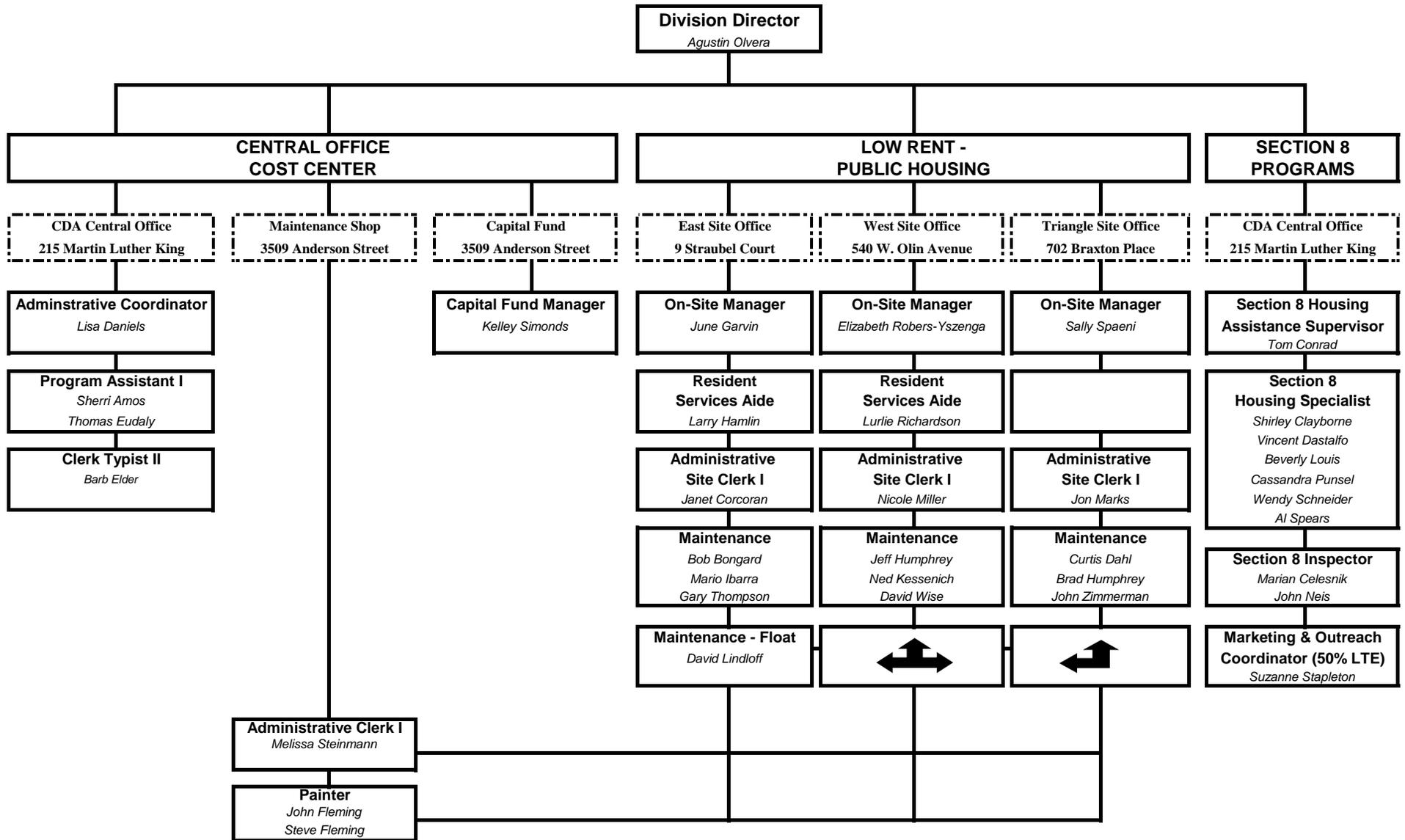
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part 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	
WI39-001	07/14/2012		07/14/2014		
WI39-004	07/14/2012		07/14/2014		
WI39-005	07/14/2012		07/14/2014		
WI39-006	07/14/2012		07/14/2014		
WI39-007	07/14/2012		07/14/2014		
WI39-008	07/14/2012		07/14/2014		
WI39-009	07/14/2012		07/14/2014		
WI39-013	07/14/2012		07/14/2014		

<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.



**City of Madison**  
**Community Development Authority**  
**Housing Operations Division**



Capital Fund Program—Five-Year Action Plan

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/Number		CDA of the City of Madison		Locality (City/County & State)		Madison Dane Wisconsin	
						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <u>2</u>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement	1,282,032.85	413,713.02	494,772.28	665,527.40	
C.	Management Improvements		0.00	164,134.00	164,134.00	170,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	102,368.00	159,868.00	0.00	
E.	Administration		143,538.00	113,412.90	113,412.90	119,718.20	
F.	Other		0.00	78,365.00	48,364.10	0.00	
G.	Operations		0.00	226,825.80	226,825.80	239,436.40	
H.	Demolition		0.00	0.00	0.00	0.00	
I.	Development		10,012.15	35,310.28	21,751.92	2,500.00	
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00	
K.	Total CFP Funds		1,435,583.00	1,134,129.00	1,229,129.00	1,197,182.00	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00	
M.	Grand Total		1,435,583.0	1,134,129.00	1,229,129.00	1,197,182.00	

Capital Fund Program—Five-Year Action Plan

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 (Continuation)							
PHA Name/Number		cda of the City of Madison		Locality (City/county & State)		Madison Dane Wisconsin	
						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <u>2</u>	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014		
	Annual Statement						
3-1 Brd-Fshr, Brxtn		93,900.00	63,399.64	90,000.00	190,000.00		
3-4 Romnes Apts		225,000.00	173,000.00	10,000.00	135,335.62		
3-5 Tenney Park		0.00	16,290.00	55,217.28	45,000.00		
3-6 Brittingham		552,270.30	17,881.70	143,000.00	198,500.00		
3-7 Scattered		36,400.00	101,315.00	10,000.00	12,000.00		
3-8 Truax Park Apts		0.00	6,474.00	40,000.00	0.00		
3-9 Scattered		209,085.00	10,000.00	13,948.48	33,000.00		
3-13 Scattered		129,750.00	10,000.00	120,000.00	20,000.00		





Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 _____ FFY 2013			Work Statement for Year: 5 _____ FFY 2014		
	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	WI03-001 Flooring Replacement	4	10,000.00	WI03-001 Flooring Replacement		
Annual	Gay Braxton Boiler Replacement	8	80,000.00	Gay Braxton Siding Paint / Repair		
Statement				B-site Basement Water Control		
	Flooring Replacement	4	10,000.00	Landscaping		
	Boiler Replacement	7	45,217.28	WI03-004 Flooring Replacement		
	Flooring Replacement	4	10,000.00	Romnes Re-pave		
				Service Vehicle Replacement		
	Parking Lot Repave	1	100,000.00			
	Flooring Replacement	5	15,000.00	WI03-005 Flooring Replacement		
	Elevator Electric Upgrade	1	28,000.00	Sidng Paint and Repair		
	Flooring Replacement	3	10,000.00	WI03-006 Flooring Replacement		
				Tile Landing - Paint Hallways		
	Service Vehicle Replacement	1	40,000.00	New Mechanical Area Doors		
				Greenhouse Renovation		
	Flooring Replacement	4	13,948.00	Remove Pull Stations		
				Water Control grading / drainage		
	Russett Bath Remodel	4	60,000.00			
	Whitney Bath Remodel	4	60,000.00	WO03-007 Flooring Replacement		
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$



Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec				
Annual Statement	A+E	35,627.55	A+E	15,352.68
	Maintenance Training	0.00	Maintenance Training	6,000.00
	Management Training	0.00	Management Training	12,000.00
	Security	0.00	Security	144,134.00
	Resident Assoc. Train	0.00	Resident Assoc. Train	2,000.00
	Computers	0.00	Computers	0.00
	Vehicle	0.00	Vehicle	0.00
	Administration	143,538.00	Administration	113,412.90
	Sundry	0.00	Sundry	2,773.00
	Access. Improvements	0.00	Access. Improvements	3,342.00
	On Demand	0.00	On Demand	20,000.00
	Contingency	0.00	Contingency	20,000.00
	Move to Work	0.00	Move to Work	30,000.00
	Audit	0.00	Audit	2,250.00
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 _____ FFY 2013		Work Statement for Year: 5 _____ FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	A+E	12,606.52	A+E	31,691.78
Annual Statement	MAINTENANCE TRAINING	6,000.00	MAINTENANCE TRAINING	10,000.00
	MANAGEMENT TRAINING	12,000.00	MANAGEMENT TRAINING	10,000.00
	SECURITY	144,134.00	SECURITY	150,000.00
	RESIDENT ASSOC. TRAIN	2,000.00	RESIDENT ASSOC. TRAIN	0.00
	COMPUTERS	17,868.00	COMPUTERS	0.00
	VEHICLE 1	50,000.00	VEHICLES	0.00
	VEHICLE 2	45,000.00		
	VEHICLE 3	47,000.00		
	ADMINISTRATION	113,412.90	ADMINISTRATION	
	SUNDRY	2,773.00	SUNDRY	
	ACCESS. IMPS.	3,341.10	ACCESS. IMPS.	
	ON DEMAND	20,000.00	ON DEMAND	
	CONTINGENCY	20,000.00	CONTINGENCY	
	MOVE TO WORK	0.00	MOVE TO WORK	
	AUDIT	48,364.10	AUDIT	2,500.00
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$





## CommunityDevelopmentAuthority

Madison Municipal Building, Suite 120  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
ph (608)266.4675 tdd (608)264.9290 fx (608)264.9291  
email housing@cityofmadison.com  
mail P.O. Box 1785, Madison, WI 53701-1785

### 2010/2011 Resident Advisory Board (RAB) Members

<u>Name</u>	<u>Program</u>
* Alice Fike	Public Housing
Aaron Blacks	Public Housing
Jody Franks	Public Housing
Der Xiong	Public Housing

\* CDA Board Member

**The Community Development Authority (CDA)  
City of Madison  
2011 PHA Annual Plan Progress Report**

The CDA obtained 50 HUD-Family Unification Program (FUP) vouchers. This program provides 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. The CDA also applied for 50 additional FUP vouchers, and the CDA is awaiting word of any award.

The CDA accepted 35 vouchers through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Voucher Program. The VASH program combines rental assistance for homeless veterans with case management and clinical services provided by an eligible VA medical center in the City of Madison. The CDA's VASH Program is scheduled to start on September 1, 2009 and will run for 19 months. The CDA expects interest in the VASH Program to increase and therefore plans to renew any expired VASH efforts.

The CDA achieved "High Performer" status in 2009 in both its Public Housing and Section 8 Programs and will continue to work on maintaining a high level of improved management functions and customer satisfaction.

The CDA allocated 36 Section 8 vouchers for use in the Allied Drive redevelopment project, known as Revival Ridge. The vouchers are being used in a project-based capacity in an effort to help the City of Madison revitalize this South Side neighborhood. Revival Ridge provided 48 new apartments and town homes and 36 of those units are funded with a Section 8 voucher providing affordable housing assistance to those who are eligible.

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 has been received for the renovation of Public Housing units. Tax Credit funding has been awarded for the Truax (3-8) Site. The use of tax credits will involve the leasing (disposition) of units to an LLC while control of the Site will be retained by the CDA. A HOPE VI grant application is anticipated which would involve the Truax (3-8) and Wright/Anderson (3-1A) and Webb/Rethke (3-1B) sites.

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

## **2011 PHA Annual Plan - VAWA Report**

The Community Development Authority (CDA) has implemented the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA). A VAWA policy has been implemented and has been added as an addendum to the CDA's Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policies. A VAWA compliant Section 8 HAP contract has been implemented, as well. As required, the CDA is providing notice of VAWA to its Section 8 Participants and landlords through its new participant briefings, regular certification process, and outreach efforts. Public Housing Tenants are also being provided with a notice of VAWA rights at annual re-certification. The CDA is also providing notification of protections and rights under VAWA at the issuance of an application denial, as well as termination of assistance or eviction.

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

2011 PHA Annual Plan - Challenged Elements

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