

Community Development Authority  
City of Madison

2014  
DRAFT  
PHA Annual Plan



|                                   |   |  |
|-----------------------------------|---|--|
| <b>PHA 5-Year and Annual Plan</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 4/30/2011</b> |
|-----------------------------------|---|--|

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

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 addressing the following objectives:**

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

Objectives in these areas include: applying for available Housing Programs funding; continuing to support voucher mobility; providing outreach to potential voucher landlords; promoting Section 8 Homeownership; and continuing to pursue the renovation and rehabilitation of the CDA's Public Housing through the use of Capital Fund, Choice Neighborhood Initiative funding and Tax Credit programs. Potential sites for renovation and rehabilitation include but are not limited to Truax, Baird Fisher, the Triangle, and Romnes.

**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 will also look to comply with any new Public Housing Assessment (PHAS) and Section 8 Management Assessment Program (SEMAP) Criteria. The CDA will continue to conduct its Service Coordinator Program to help the elderly and disabled residents retain their Public Housing. The CDA will continue to work with other agencies to coordinate and provide much needed social and mental health services to its Public Housing residents. The CDA may revisit a no-smoking policy as interest and information may warrant. The CDA may look to establish no smoking buildings or agencywide. The CDA will also continue to monitor Public Housing security and implement improvements for a safer living environment.

**Promote self-sufficiency of families and individuals.** The CDA will continue to seek program efforts for employment and training opportunities for CDA housing program participants. The CDA will continue to develop and administer its Housing Choice Voucher Family Self Sufficiency (FSS) Program. The CDA will also continue to work with local employment and training programs to provide opportunities to residents in any future renovation and rehabilitation activities conducted at its Public Housing sites. The CDA collaborated with City of Madison Community Development Block Grant (CDBG), Dane County CDBG, City of Madison Department of Civil Rights, Dane County Affirmative Action, and the Dane County Housing Authority to develop a common Section 3 Program that would coordinate efforts and hopefully increase Section 3 resident participation. Under the Section 3 program, the CDA will continue to promote employment opportunities for low-income residents through the use of federal funds.

In addition, the CDA received a Resident Opportunity Self Sufficiency (ROSS) Program grant to fund employment programming for its Public Housing family sites. The CDA is contracting with the Urban League of Dane County, WI to provide employment services. Urban League has an established employment program and provides outreach, counseling, training, and placement services. The CDA will also work with other City initiatives regarding the employment of low-income residents.

**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 follow the applicable provisions of VAWA. CDA's goals and objectives are to serve the needs of program eligible victims of domestic violence, dating violence, sexual assault, or stalking.

|     |   |
|-----|---|
| 6.0 | <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><b>See Attached Progress Report (WI-003-A06)</b></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>Community Development Authority<br/>Housing Operations Division<br/>215 Martin Luther King, Jr., Boulevard<br/>Suite 120<br/>Madison WI 53703<br/>8:00 a.m. – 4:30 p.m. (Monday – Friday)<br/><a href="http://www.ci.madison.wi.us/housing">http://www.ci.madison.wi.us/housing</a></b></p>  |
| 7.0 | <p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>See attached Progress Report (WI-003-A06)</b></p>  |
| 8.0 | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>   |
| 8.1 | <p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><b>See attached 50075.1 Statement (WI-003-A02)</b></p>  |
| 8.2 | <p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>See attached 50075.2 Capital Fund Program Five-Year Action Plan (WI-003-A04)</b></p>   |
| 8.3 | <p><b>Capital Fund Financing Program (CFFP).</b><br/> <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>   |
| 9.0 | <p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>See attached PHA Plan Addendum (WI-003-A01)</b></p> |

|             |   |
|-------------|---|
| <p>9.1</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. As a strategy to address local housing needs, the CDA’s Long Range Planning Committee identified Public Housing sites for renovation, rehabilitation, and new construction. The CDA developed a priority approach and worked with public housing residents to develop a concept plan at its priority Site, Truax Park Apartments. The CDA will continue to look for ways to prolong the useful life and affordability of its Public Housing units, as well as investigate redevelopment strategies that will increase the number of affordable housing units within the CDA’s housing portfolio.</p> <p>Under the Section 8 Voucher Program, the CDA will continue to explore options related to the use of Project Based Vouchers in developing affordable and special needs housing. Payment standards will also be reviewed to determine the appropriate levels for dispersion and utilization. In an effort to maintain a successful voucher lease-up rate, the CDA will continue to market the program to owners and effectively screen applicants to increase owner acceptance of the program. The CDA will apply for additional Section 8 vouchers should they become available and will utilize other resources available to create mixed-financed affordable housing.</p> <p>The CDA will review current preferences and determine if still needed, or if preferences should be added or revised. This will be performed as part of updates to the CDA’s Admissions &amp; Continued Occupancy Policy (ACOP), Administrative Plan, and Tenant Selection Plan. This updating will also include revisions to CDA Public Housing leases to correspond to any ACOP updates.</p> <p>The CDA exceeds HUD federal targeting requirements for families at or below 30% of AMI in both Public Housing and Section 8. The CDA will continue to comply with Section 504 requirements in any redevelopment activities. The CDA will continue to affirmatively further fair housing, including affirmatively marketing to assist families with disabilities and families of races/ethnicities, which are shown to have disproportionate housing needs.</p> |
| <p>10.0</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> |
|-------------|---|



# COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

---

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

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

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

---

### Attachments

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

### Supporting Documents Available for Review

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

## List of Supporting Documents Available for Review

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



**Statement of Housing:**

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

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

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

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

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

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

## HUD Programs Under CDA Management

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

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

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

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

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

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

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

| <b>Part II: Supporting Pages</b>                                    |   |   |          |                      |                      |                              |                             |                |
|---|---|---|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| PHA Name:<br>Community Development Authority of the City of Madison |   | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | CFPP (Yes/ No): No   |                              | Federal FFY of Grant: 2010  |                |
| Development Number<br>Name/PHA-Wide<br>Activities                   | General Description of Major Work<br>Categories | Development Account No.   | Quantity | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |
|   |   |   |          | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
| 3-6-5   | Flooring Replacement                            | 1460  |          | 15,000.00            | 12,000.00            |                              |                             |                |
| 3-6-6   | Brittingham Fire Alarm Replacement              | 1460  |          | 173,724.63           | 173,724.63           |                              |                             |                |
| 3-6-9   | Handicap Entrance Repair                        | 1460  |          | 3,850.00             | 3,850.00             |                              |                             |                |
| 3-6-10  | Brittingham Hydronic Sytem Repair               | 1460  |          | 5,260.00             | 5,260.00             |                              |                             |                |
| 3-7-5   | Flooring Replacement                            | 1460  |          | 10,000.00            | 10,000.00            |                              |                             |                |
| 3-7-7   | Safety Rail Replacement                         | 1460  |          | 3,000.00             | 3,000.00             |                              |                             |                |
| 3-8-5   | Sidewalk Repair                                 | 1460  |          | 5,750.00             | 5,750.00             |                              |                             |                |
| 3-8-6   | EMCC Roof Replacement                           | 1460  |          | 46,500.00            | 55,022.00            |                              |                             |                |
| 3-8-9   | Service Vehicle Replacement                     | 1475  |          | 40,000.00            | 40,000.00            |                              |                             |                |
| 3-9-5   | Flooring Replacement                            | 1460  |          | 15,000.00            | 7,096.39             |                              |                             |                |
| 3-9-7   | Fence Replacement                               | 1460  |          | 5,972.00             | 5,972.00             |                              |                             |                |
| 3-9-8   | Williamson Storage Door Replacement             | 1460  |          | 6,299.12             | 6,299.12             |                              |                             |                |

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

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

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

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

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



| Part II: Supporting Pages   |  |   |          |                      |                      |                              |                             |                |
|---|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| PHA Name:<br>Community Development Authority of the City of Madison |  | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | CFPP (Yes/ No): No   |                              | Federal FFY of Grant: 2010  |                |
| Development Number Name/PHA-Wide Activities                         | General Description of Major Work Categories | Development Account No.   | Quantity | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |
|   |  |   |          | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
| MGT-1   | Security                                     | 1408  | 1        | 100,000.00           | 100,000.00           |                              |                             |                |
| MGT-2   | Training                                     | 1408  | 1        | 5,279.76             | 5,279.76             |                              |                             |                |
| ADM-1   | COCC Admin Fee                               | 1410  | 1        | 119,718.20           | 119,718.20           |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |

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

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name:<br>Community Development Authority of the City of Madison         |   |                               |   |                                | Federal FFY of Grant: 2010                    |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original Obligation<br>End Date             | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure<br>End Date |   |
| 3-1   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-4   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-5   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-6   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-7   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-8   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-9   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| 3-13  | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
| HA-Wide   | 07/2012                                     | 07/2012                       | 07/2014                                     |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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

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

| PHA Name: Community Development Authority of the City of Madison |   |                               |   | Federal FFY of Grant: 2010     |   |
|--|---|-------------------------------|---|--------------------------------|---|
| Development Number<br>Name/PHA-Wide<br>Activities                | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|  | Original Obligation<br>End Date             | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure<br>End Date |   |
|  |   |                               |   |                                |   |

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

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

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

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

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

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

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

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

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

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

| <b>Part II: Supporting Pages</b>                                    |   |  |          |                      |                      |                              |                             |                |                            |
|---|---|--|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|----------------------------|
| PHA Name:<br>Community Development Authority of the City of Madison |   | Grant Type and Number<br>Capital Fund Program Grant No: WI39-P003-501-11<br>Replacement Housing Factor Grant No: |          |                      |                      | CFPP (Yes/ No): No           |                             |                | Federal FFY of Grant: 2011 |
| Development Number<br>Name/PHA-Wide<br>Activities                   | General Description of Major Work<br>Categories | Development Account No.  | Quantity | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |                            |
|   |   |  |          | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |                            |
| ALL7  | Audit   | 1411   |          | 2,500.00             | 2,500.00             |                              |                             |                |                            |
| ALL8  | Computer Hardware                               | 1475   |          | 15,000.00            | 0.00                 |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
| MGT1  | Maintenance Training                            | 1408   |          | 10,000.00            | 0.00                 |                              |                             |                |                            |
| MGT2  | Management Training                             | 1408   |          | 10,000.00            | 0.00                 |                              |                             |                |                            |
| MGT3  | Security  | 1408   |          | 156,281.70           | 100,000.00           |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
| AE1   | Arch. Eng, Consulting, Advertising              | 1430   |          | 32,480.00            | 32,480.00            |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |
|   |   |  |          |                      |                      |                              |                             |                |                            |

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

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



| <b>Part II: Supporting Pages</b>                                    |  |   |          |                      |                      |                              |                             |                |
|---|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| PHA Name:<br>Community Development Authority of the City of Madison |  | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | CFPP (Yes/ No): No   |                              | Federal FFY of Grant: 2011  |                |
| Development Number<br>Name/PHA-Wide Activities                      | General Description of Major Work Categories | Development Account No.   | Quantity | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |
|   |  |   |          | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |
|   |  |   |          |                      |                      |                              |                             |                |

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

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name:<br>Community Development Authority of the City of Madison         |   |                               |   |                                | Federal FFY of Grant: 2011                    |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original Obligation<br>End Date             | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure<br>End Date |   |
| 3-1   | 07/18/2013                                  |                               |   |                                |   |
| 3-4   | 07/18/2013                                  |                               |   |                                |   |
| 3-5   | 07/18/2013                                  |                               |   |                                |   |
| 3-6   | 07/18/2013                                  |                               |   |                                |   |
| 3-7   | 07/18/2013                                  |                               |   |                                |   |
| 3-8   | 07/18/2013                                  |                               |   |                                |   |
| 3-9   | 07/18/2013                                  |                               |   |                                |   |
| 3-13  | 07/18/2013                                  |                               |   |                                |   |
| HA-Wide   | 07/18/2013                                  |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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

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

| PHA Name: Community Development Authority of the City of Madison |   |                               |   | Federal FFY of Grant: 2011     |   |
|--|---|-------------------------------|---|--------------------------------|---|
| Development Number<br>Name/PHA-Wide<br>Activities                | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|  | Original Obligation<br>End Date             | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure<br>End Date |   |
|  |   |                               |   |                                |   |

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

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

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

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

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

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

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

<sup>4</sup> RHF funds shall be included here.

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

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

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

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

| Part II: Supporting Pages  |   |                            |  |                      |                      |                                 |                                |                |
|--|---|----------------------------|--|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: Community Development Authority of the City of Madison |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: WI39-P003-501-12<br>CFFP (Yes/ No): No<br>Replacement Housing Factor Grant No: DNA |                      |                      | Federal FFY of Grant: 2012      |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities                | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|  |   |                            |  | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| 3-1  | Flooring Replacement                            | 1460                       |  | 25,000.00            | 25,000.00            | 0                               | 0                              |                |
| 3-1  | Service Vehicle Replacement                     | 1460                       |  | 45,000.00            | 45,000.00            | 0                               | 0                              |                |
| 3-4  | Flooring Replacement                            | 1460                       |  | 15,000.00            | 15,000.00            | 0                               | 0                              |                |
| 3-4  | Service Vehicle Replacement                     | 1475                       |  | 45000.00             | 45,000.00            | 0                               | 0                              |                |
| 3-5  | Flooring Replacement                            | 1460                       |  | 10,000.00            | 10,000.00            | 0                               | 0                              |                |
| 3-5  | Kitchen Upgrades                                | 1460                       |  | 71,281.70            | 71,281.70            | 0                               | 0                              |                |
| 3-5  | Boiler Replacement                              | 1460                       |  | 0                    | 70,000.00            |                                 |                                |                |
| 3-6  | Flooring Replacement                            | 1460                       |  | 15,000.00            | 7,250.00             | 0                               | 0                              |                |
| 3-6  | Fire Alarm System Replacement                   | 1460                       |  | 155,000.00           | 65668.49             | 0                               | 0                              |                |
| 3-7  | Flooring Replacement                            | 1460                       |  | 18,000.00            | 10,750.00            | 0                               | 0                              |                |
| 3-9  | Flooring Replacement                            | 1460                       |  | 8,000.00             | 8,000.00             | 0                               | 0                              |                |
| 3-13   | Flooring Replacement                            | 1460                       |  | 8,000.00             | 8,000.00             | 0                               | 0                              |                |
| 3-13   | Service Vehicle Replacement                     | 1475                       |  | 45,000.00            | 0                    | 0                               | 0                              |                |

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

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

| Part II: Supporting Pages  |   |                            |  |                      |                      |                                 |                                |                |
|--|---|----------------------------|--|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: Community Development Authority of the City of Madison |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: WI39-P003-501-12<br>CFFP (Yes/ No): No<br>Replacement Housing Factor Grant No: DNA |                      |                      | Federal FFY of Grant: 2012      |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities                | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|  |   |                            |  | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Administration   | COCC - Grant Administrative Fee                 | 1410                       | 100%   | 104,187.80           | 84,283.30            | 84,283.30                       | 0                              | x              |
| A+E  | Architectural and Engineering Fees              | 1430                       | 100%   | 32,480.00            | 32,480.00            | 32,480.00                       | 0                              | x              |
| All  | Computer Hardware                               | 1475                       | 100%   | 15,000.00            | 15,000.00            | DNA                             | 0                              | x              |
| All  | East Operations                                 | 1406                       | 31.8%  | 66,375.52            | 56,188.87            | 56,188.87                       | 0                              | x              |
| All  | Triangle Operations                             | 1406                       | 29.2%  | 60,934.90            | 56,188.87            | 56,188.87                       | 0                              | x              |
| All  | West Operations                                 | 1406                       | 38.9%  | 81,065.18            | 56,188.87            | 56,188.87                       | 0                              | x              |
| All  | Accesibility Imps.                              | 1460                       | 100%   | 9,052.90             | 9,052.90             | 0                               | 0                              | x              |
| All  | On Demand                                       | 1460                       | 100%   | 30,000.00            | 30,000.00            | 0                               | 0                              | x              |
| All  | Audit   | 1411                       | 100%   | 2,500.00             | 2,500.00             | 0                               | 0                              | x              |
| Management Imps.   | Maintenance Training                            | 1408                       | 100%   | 10,000.00            | 5,000.00             | 0                               | 0                              | x              |
| Management Imps.   | Management Training                             | 1408                       | 100%   | 10,000.00            | 10,000.00            | 0                               | 0                              | x              |
| Management Imps.   | Security  | 1408                       | 100%   | 160,000.00           | 105,000.00           | 105,000.00                      | 0                              | x              |

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

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

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: Community Development Authority of the City of Madison            |   |                               |   | Federal FFY of Grant: 2012     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| WI39-P003-001   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-004   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-005   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-006   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-007   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-008   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-009   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-0013  | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-ALL   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-MGT   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-ADM   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
| WI39-P003-A+E   | 3-15-2014                                   |                               | 3-15-2016                                   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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



| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: Community Development Authority of the City of Madison            |   |                               |   | Federal FFY of Grant: 2012     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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

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

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

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

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

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

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

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

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

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

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

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

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

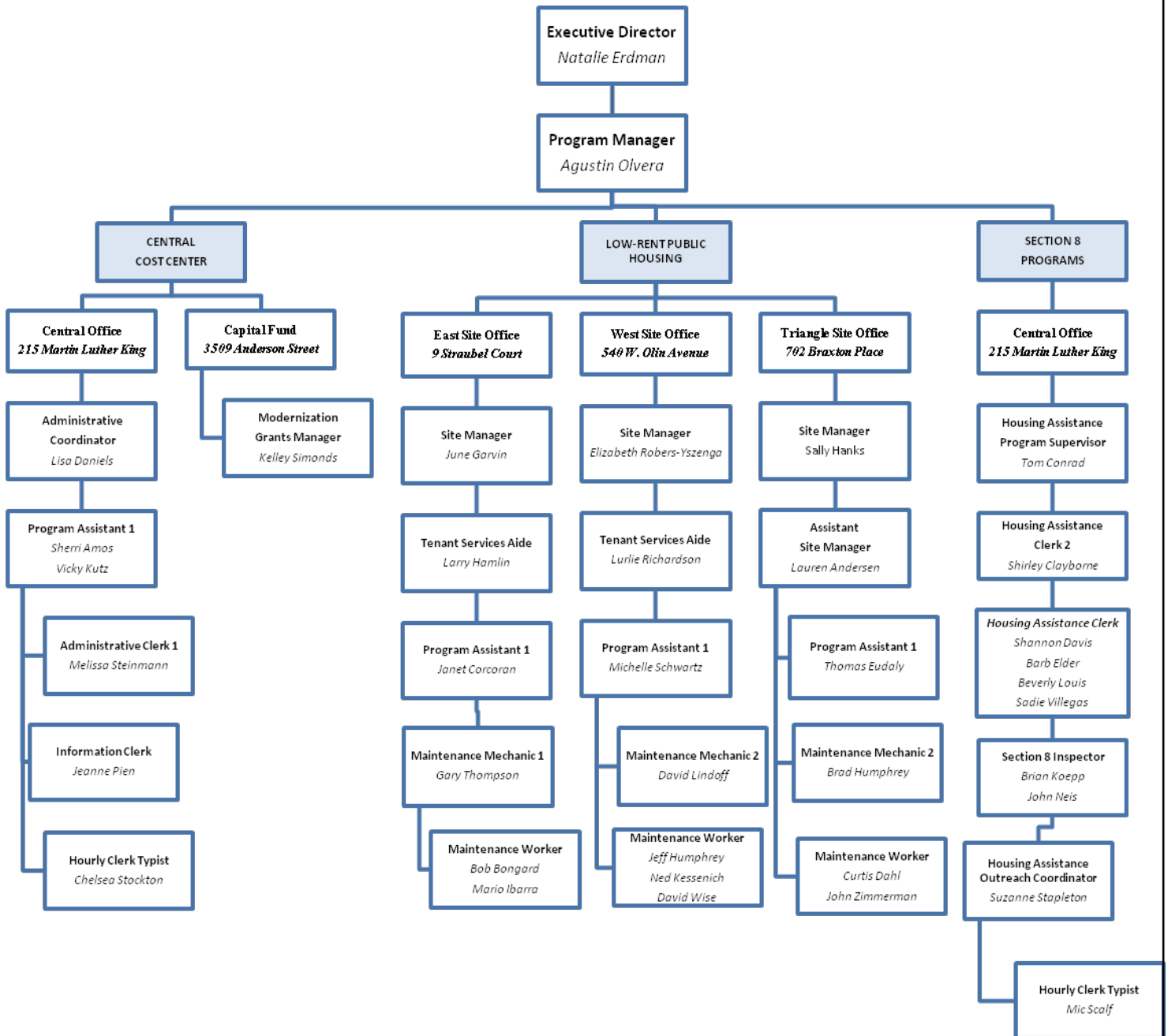
| PHA Name: Community Development Authority of the City of Madison |   |                               |   | Federal FFY of Grant: 2013     |   |
|--|---|-------------------------------|---|--------------------------------|---|
| Development Number<br>Name/PHA-Wide<br>Activities                | All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

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

# Community Development Authority

## City of Madison

### Housing Operations Division





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

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

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

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

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

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

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

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



| <b>Part III: Supporting Pages – Management Needs Work Statement(s)</b> |   |                |   |                |
|--|---|----------------|---|----------------|
| Work Statement for Year 1 FFY<br>_____                                 | Work Statement for Year 4<br>FFY 2012                                   |                | Work Statement for Year:<br>FFY   |                |
|  | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost |
| <b>See</b>   | Operations - East   | 56,188.87      | East Operations   | 54,322.24      |
| <b>Annual</b>  | Operations - West   | 56,188.87      | Triangle Operations   | 49,869.59      |
| <b>Statement</b>   | Operations - Triangle   | 56,188.87      | West Operations   | 66,344.37      |
|  | Audit   | 2,500.00       | Sundry  | 4,000.00       |
|  | Computer Hardware   | 15,000.00      | Fire System inspections   | 8,500.00       |
|  | Maintenance Training  | 5,000.00       | Accessibility Improvements  | 20,000.00      |
|  | Management Training   | 10,000.00      | Computer Hardware   | 15,000.00      |
|  | Security  | 105,000.00     | Maintenance Training  | 10,000.00      |
|  | COCC Admin Fee  | 84,283.30      | Management Training   | 10,000.00      |
|  |   |                | Security  | 100,000.00     |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  |   |                |   |                |
|  | Subtotal of Estimated Cost  | \$390,349.43   | Subtotal of Estimated Cost  | \$338,036.20   |

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

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

\* CDA Board Member



# COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

---

Resident Advisory Board  
Wednesday, September 25, 2013 4:30 p.m.  
East Madison Community Center  
8 Straubel Court

## Meeting Minutes

**RAB Members Present:** Sariah Daine, Jerome Holliday

**RAB Members Absent:** Jody Franks, Trina Protz

**CDA Staff Present:** Lisa Daniels, Agustin Olvera

Members of the Resident Advisory Board (RAB) had previously been provided with a copy of the draft annual plan for the year 2014. The discussion was open to all portions of the 2014 plan. Augie Olvera described the Annual Plan process and HUD requirements. The following topics were discussed:

### **New Programs and Initiatives**

The 2014 Annual Plan outlines new programs the CDA intends to administer, as well as new initiatives. The CDA will continue to seek new Section 8 vouchers. The CDA will continue to work on the Section 8 Veterans Affairs Supportive Housing (VASH) voucher program and the Section 8 Family Self Sufficiency (FSS) program. In addition, the CDA would pursue more opportunities to improve the lives of CDA residents, when those initiatives are available. For example, resident training programs. Olvera has spoken to City of Madison Mayor Soglin about "Big Step," a trades program for low-income individuals and minorities. Olvera has



also spoken to Nancy Jensen, from the Apartment Association of South Central Wisconsin, about a resident training program, and both are interested.

Jerome Holliday stated that it would be good for both the Section 8 and Public Housing programs to have a one year training that allows the participant to go on with that experience.

Sarah Daine stated that she likes the idea of mentoring.

Olvera stated that he will add language to the 2014 Annual Plan that says that the CDA will continue to seek program efforts for employment and training opportunities for CDA housing program participants.

Olvera also announced that the Triangle Resident Services Coordinators will be speaking at the next CDA Housing Operations Subcommittee meeting about the topic of bullying.

Daine believes that bullying has occurred at Romnes and some training could be helpful.

Olvera stated that he will look into peer-to-peer training for the Romnes Resident Association.

### **Portability**

Olvera explained that the Section 8 Family Unification Program (FUP) has seen a slight decrease in utilization due to the Dane County Housing Authority (DCHA) absorbing FUP's who have elected to port into the DCHA jurisdiction. There are now 10 FUP slots available to be filled with referrals from Dane County Human Services.

The portability process was explained by Olvera, including that the receiving Public Housing Authority (PHA) has the option to absorb the incoming portable or to bill the origination PHA for that voucher holder's rental subsidy payments. The CDA generally determines to bill or to absorb incoming portable vouchers based on utilization and the current funding situation. Maximizing expenditures is looked at by HUD and more people tend to come to Madison from Dane County, but that trend could change due to rent increases happening in Madison lately.

Daine stated that she likes the portability option, as it gives people more choice.

### **Smoking in Public Housing**

According to Olvera, HUD has issued a notice encouraging PHA's to adopt a no-smoking policy in Public Housing. The property managers are concerned about how to enforce a no-smoking policy and how to evict a tenant for such a violation. Dane County Public Health staff are eager to come in and help the CDA become non-smoking properties. If there was to be a no-smoking policy, it could be at one property (i.e. Romnes) or all of Public Housing.

Daine stated that she is receiving more and more complaints during the summer months, from Romnes residents, regarding smoking in and out of restricted areas. People are smoking on their balconies or in the bench area, which is not supposed to be for smoking. Daine requests that a no-smoking policy be looked at. She is aware of why people smoke for mental health reasons. However, people with lung issues can't get away from the smoke, and the smokers can get away to smoke.

Daine inquired as to how much more it costs to turn over an apartment where the previous tenant smoked in the unit. Olvera stated that it does take more time to clean up a smoker's apartment.

Holliday stated that he is a smoker and does not smoke in his unit, but smokes on his balcony. He recommends the CDA send out notice that smoking has to be away from the entrances. Holliday inquired if Truax has a no-smoking policy. Olvera stated that a no-smoking policy was discussed at time of redevelopment, but was not implemented. Holliday also recommends that a no-smoking policy be looked at one-site at a time.

Olvera agreed to add to the 2014 Annual Plan a statement that the CDA will revisit a no-smoking policy and review on an annual basis.

### **Addressing Homelessness**

Olvera stated that HUD encourages PHA's to help the homeless. The CDA just recently removed its homeless preference for Public Housing. HUD had previously encouraged PHA's to house more working families.

Lisa Daniels added that HUD also encourages PHA's to help the homeless with other housing program initiatives, and the CDA is following that lead with the VASH and FUP program, by housing 210 homeless veterans and families with children, who have inadequate housing, or who are homeless.

According to Olvera, Dane County wants to add a day center, for homeless people to have a place to go to during the day where they can get counseling. The CDA's Executive Director, Natalie Erdman, is looking to see what other cities are doing for day shelter. There is a concept of a tiered facility with people being taken in under different situations. There is also a Single Room Occupancy (SRO) proposal. The Mayor has asked the CDA to look into options and Natalie Erdman is looking into one project that could combine the two ideas, but this would still be separate from Dane County's day shelter initiative.



# COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

---

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

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

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

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

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

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

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

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

### **Ensure Equal Opportunity**

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

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

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

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

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

**2014 PHA ANNUAL PLAN - CHALLENGED ELEMENTS**

---

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