

Community Development Authority
City of Madison

Draft
2016
PHA Annual Plan



PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: The Community Development Authority of the City of Madison PHA Code: WI-003 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2016												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 748 Number of HCV units: 1860												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Community Development Authority (CDA) of the City of Madison intends to follow the Department of Housing and Urban Development's mission of promoting adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.												

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:

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

CDA objectives in this area include:

- Applying for available housing programs funding.
- Continuing to support voucher mobility.
- Providing outreach to potential voucher landlords.
- Promoting Section 8 Homeownership.
- Pursue the renovation and rehabilitation of CDA Public Housing through available funding such as Capital Funds, Choice Neighborhood Initiative funding and Tax Credit programs. Potential sites for renovation and rehabilitation include but are not limited to Truax, Baird Fisher, the Triangle, and Romnes.
- Explore and/or create partnerships with private or non-profit developers to increase affordable housing.
- Explore or implement coordination with other agencies to increase affordable housing options and/or related supportive services delivery.
- Support and/or participate in initiatives related to ending homelessness.

2. Improve the quality of CDA assisted housing and the quality of life for CDA program participants. The CDA will continue to make improvements by:

- Explore housing program funding related to supportive services for its program participants.
- Review the potential for more stable funding under HUD's Rental Assistance Demonstration (RAD) program, which would be used to make capital needs improvements for preserving the CDA's Public Housing properties.
- Continue efforts to update administration related to Asset Management and as required by HUD.
- Comply with any new Public Housing Assessment (PHAS) and Section 8 Management Assessment Program (SEMAP) criteria.
- Continue the CDA Service Coordinator Program to help elderly and disabled residents retain their Public Housing.
- Work with other agencies to coordinate and provide much needed social and mental health services to CDA Public Housing residents.
- No-smoking policy review on a site by site basis. If interest and information warrant, establish no-smoking buildings.
- Monitor Public Housing security and implement improvements for a safer living environment.

3. Promote self-sufficiency of families and individuals. The CDA will continue to promote self-sufficiency as follows:

- Seek program efforts for employment and training opportunities for CDA housing program participants.
- Administer the CDA Housing Choice Voucher Family Self Sufficiency (FSS) Program.
- Work with local employment and training programs to provide opportunities to CDA residents in any future renovation and rehabilitation activities conducted at CDA Public Housing sites.
- Implement the Section 3 Program, which provides training, employment, contracting, and other economic opportunities in connection with HUD funded housing construction projects.
- Promote employment opportunities for low-income residents through the use of available federal funds.
- Participate in the Resident Opportunity Self Sufficiency (ROSS) Program, which provides employment programming for CDA Public Housing family sites including outreach, counseling, training, and placement services.
- Work with other City of Madison initiatives regarding the employment of low-income residents.
- Explore and/or implement expanding Family Self-Sufficiency (FSS) to include Public Housing residents.

	<p>Goals and Objectives Cont.</p> <p>4. Ensure Equal Opportunity and further nondiscrimination in Housing. The CDA will comply with rules and regulations governing fair housing and equal opportunity in housing, and the CDA will undertake proper measures to affirmatively:</p> <ul style="list-style-type: none"> • Ensure access to assisted housing. • Provide a suitable living environment for families living in assisted housing. • Ensure accessible housing to persons with disabilities. <p>5. Actively follow the Violence Against Women Act (VAWA). The CDA’s goals and objectives are to serve the needs of program eligible victims of domestic violence, dating violence, sexual assault, or stalking. The CDA has implemented and will continue to follow the applicable provisions of VAWA including:</p> <ul style="list-style-type: none"> • Ensure proper VAWA notification, documentation, and confidentiality. • Follow VAWA policies related to eligibility, program participation, and program termination.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>See Attached Progress Report (WI-003-A06)</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Community Development Authority Housing Operations Division 215 Martin Luther King, Jr., Boulevard Suite 120 Madison WI 53703 8:00 a.m. – 4:30 p.m. (Monday – Thursday) http://www.cityofmadison.com/housing</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>See attached Progress Report (WI-003-A06)</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See HUD Form 50075.2 approved by HUD on 5/13/2014</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached 50075.1 Statement (WI-003-A02)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attached 50075.2 Capital Fund Program Five-Year Action Plan (WI-003-A04)</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attached PHA Plan Addendum (WI-003-A01)</p>

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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

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

	<p>Strategy for Addressing Housing Needs Cont.</p> <ul style="list-style-type: none"> • The CDA will continue to review current preferences or set-asides and determine if still needed, or if preferences or set-asides should be added or revised. This will be performed as part of updates to the CDA’s Admissions & Continued Occupancy Policy (ACOP), Administrative Plan, and Tenant Selection Plan (TSP). Policy updates may include corresponding revisions to CDA housing leases. • The CDA will continue to meet HUD’s federal income targeting requirements for families at or below 30% of AMI in Public Housing, Multifamily Housing, and Section 8. • The CDA will continue to comply with fair housing and equal opportunity requirements, and will continue to affirmatively further fair housing, including affirmatively marketing to assist families with disabilities and families of races/ethnicities, which are shown to have disproportionate housing needs.
<p>10.0</p>	<p>Additional Information. 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>See attached Progress Report (WI-003-A06)</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 does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein; and a significant amendment or substantial deviation would be a change which was completely contradictory to existing policies and had a potentially substantial impact on a significant number of program participants and or applicants.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)



COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

PHA Plan Addendum - Annual Plan for Fiscal Year 2016

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

**Community Development Authority
Housing Operations Division
215 Martin Luther King, Jr., Boulevard
Suite 120
Madison WI 53703**

**8:00 a.m. – 4:30 p.m. (Monday – Thursday)
<http://www.cityofmadison.com/housing>**

Attachments

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

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

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

Statement of Housing Needs:

The CDA used the City of Madison's 2015 – 2019 Consolidated Plan to determine the housing needs of families in the jurisdiction

The City of Madison's housing needs are overwhelmingly driven by a mismatch between income and housing cost, resulting in high levels of housing cost burden. Housing cost burden is prevalent among non-family renter households with income below 30% of Area Median Income (AMI).

Housing Needs Assessment - Household Type By Income

Number of Households	0-30% HAMFI	>30%- 50% HAMFI	>50%- 80% HAMFI	>80%- 100% HAMFI	>100% HAMFI
Total Households *	17%	12%	16%	11%	44%
Small Family Households *	9%	9%	12%	10%	60%
Large Family Households *	13%	12%	17%	13%	45%
Household contains at least one person 62-74 years of age	9%	9%	17%	10%	55%
Household contains at least one person age 75 or older	11%	19%	18%	12%	40%
Households with one or more children 6 years old or younger *	15%	14%	19%	14%	38%

* The highest income category for these family types is >80% HAMFI

HAMFI – HUD Area Median Family Income

Renter Housing Problems - Cost Burdened > 30%

(Paying more than 30% of income toward rent)

By Income and Type

Cost Burden > 30%	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI
NUMBER OF HOUSEHOLDS			
Small Related	50%	36%	14%
Large Related	67%	28%	5%
Elderly	42%	40%	18%
Other	59%	26%	15%
Total need by income	56%	30%	14%

Renter Housing Problems - Severely Cost Burdened > 50%

(Paying more than 50% of income toward rent)

By Income and Type

Cost Burden > 30%	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI
NUMBER OF HOUSEHOLDS			
Small Related	79%	20%	1%
Large Related	88%	12%	0%
Elderly	66%	31%	3%
Other	86%	12%	2%
Total need by income	83%	15%	2%

Renter Housing Problems – Crowding

(More than one person per room)

By Income and Type

Crowding	0-30% AMFI	>30%-50% AMFI	>50%-80% AMFI	>80%-100% AMFI
NUMBER OF HOUSEHOLDS				
Single family households	57%	13%	18%	12%
Multiple, unrelated family households	15%	70%	15%	0%
Other, non-family households	34%	22%	25%	19%
Total need by income	47%	20%	20%	13%

Disproportionately Greater Need: Housing Problems

Assessment of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. The four housing problems are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than one person per room; 4.) Cost burden greater than 30%.

Housing Problems	Has one or more of four housing problems	%	Has none of the four housing problems	%
0% - 30% AMI				
Jurisdiction as a whole	15,490	88%	2,155	12%
White	10,975	89%	1,315	11%
Black/African American	1,970	92%	175	8%
Asian	1,460	76%	455	24%
American Indian, Alaska Native	24	71%	10	29%
Pacific Islander	-	0%	-	0%
Hispanic	695	91%	70	9%
>30% - 50% AMI				
Jurisdiction as a whole	9,425	79%	2,490	21%
White	7,775	79%	2,050	21%
Black/African American	640	75%	215	25%
Asian	375	80%	95	20%
American Indian, Alaska Native	20	45%	24	55%
Pacific Islander	-	0%	-	0%
Hispanic	450	80%	110	20%
>50% - 80% AMI				
Jurisdiction as a whole	7,460	42%	10,190	58%
White	6,095	43%	8,195	57%
Black/African American	280	30%	655	70%
Asian	540	55%	435	45%
American Indian, Alaska Native	10	33%	20	67%
Pacific Islander	-	0%	-	0%
Hispanic	375	34%	725	66%
>80% - 100% AMI				
Jurisdiction as a whole	2,975	26%	8,570	74%
White	2,635	26%	7,340	74%
Black/African American	40	10%	370	90%
Asian	105	24%	325	76%
American Indian, Alaska Native	4	14%	25	86%
Pacific Islander	-	0%	-	0%
Hispanic	160	26%	450	74%

For households with income under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with income above 50% of AMI, African American households have significantly lower rates of housing problems than White, Asian, or Hispanic households.

Disproportionately Greater Need: Severe Housing Problems

Assessment of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. The four housing problems are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than one person per room; 4.) Cost burden greater than 50%.

Housing Problems	Has one or more of four housing problems	%	Has none of the four housing problems	%
0% - 30% AMI				
Jurisdiction as a whole	14,010	79%	3,635	21%
White	9,980	81%	2,305	19%
Black/African American	1,690	79%	455	21%
Asian	1,310	68%	605	32%
American Indian, Alaska Native	24	71%	10	29%
Pacific Islander	-	0%	-	0%
Hispanic	630	82%	135	18%
>30% - 50% AMI				
Jurisdiction as a whole	3,995	34%	7,920	66%
White	3,255	33%	6,575	67%
Black/African American	275	32%	575	68%
Asian	185	40%	280	60%
American Indian, Alaska Native	-	0%	44	100%
Pacific Islander	-	0%	-	0%
Hispanic	260	46%	300	54%
>50% - 80% AMI				
Jurisdiction as a whole	1,955	11%	5,695	89%
White	1,390	10%	2,900	90%
Black/African American	110	12%	825	88%
Asian	290	30%	685	70%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	155	14%	945	86%
>80% - 100% AMI				
Jurisdiction as a whole	355	3%	11,190	97%
White	230	2%	9,745	98%
Black/African American	4	1%	405	99%
Asian	70	16%	360	84%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	50	8%	560	92%

For households with incomes under 30% of AMI, the vast majority of households have one or more severe housing problems, regardless of race or ethnicity. However, for households with income above 30% of AMI, Asian and Hispanic households have significantly higher rates of severe housing problems.

Disproportionately Greater Need: Housing Cost Burdens

Housing Cost Burden	<=30%	30%-50%	>50%
Jurisdiction as a whole	60%	20%	20%
White	63%	19%	18%
Black / African American	43%	20%	37%
Asian	51%	18%	31%
American Indian, Alaska Native	68%	20%	12%
Pacific Islander	0%	0%	0%
Hispanic	57%	20%	23%

Needs of Elderly / Disabled

Per the 2010 census, 22,383 people (9.6% of the City of Madison population) were 65 years of age or older. According to the American Community Survey, the 2012 national average for adults age 18 to 64 with at least one disability was 10/1%. This compares to 6.7% for residents of the City of Madison.

Housing Needs of Families on the CDA's Wait Lists

Housing Needs - Waiting Lists						
The CDA's Public Housing, Multifamily Housing, and Section 8 Programs						
	Public Housing		Multifamily Housing		Section 8	
	# of families	% of total families	# of families	% of total families	# of families	% of total families
WAIT LIST TOTAL	2,209		708		1,560	
INCOME QUALIFICATION						
Extremely low income <=30% AMI	1,999	90.49%	651	91.95%	1,264	81.03%
Very low income (>30% but <=50% AMI)	188	8.51%	50	7.06%	271	17.37%
Low income (>50% but <80% AMI)	22	1.00%	7	0.99%	25	1.60%
FAMILY COMPOSITION						
Family w/minor children	1,632	73.88%	89	12.57%	1,083	69.42%
Elderly family	90	4.07%	162	22.88%	37	2.37%
Family w/disability	351	15.89%	451	63.70%	117	7.50%
Single	136	6.16%	6	0.85%	323	20.71%
RACE						
American Indian/Alaska Native	16	.72%	4	.56%	4	.26%
Asian	88	3.98%	21	2.97%	8	.51%
Black/African American	1,320	59.76%	349	49.29%	1,318	84.49%
Native Hawaiian/Other Pacific Islander	6	.27%	2	.28%	4	.26%
Not Assigned	42	1.90%	9	1.27%	15	.96%
White	975	33.36%	323	45.62%	211	13.53%
ETHNICITY						
Hispanic or Latino	147	6.65%	24	3.39%	52	3.33%
Not Assigned	2	0.09%	1	.14%	-0-	0.00%
Not Hispanic or Latino	2,060	93.25%	683	96.47%	1,508	96.67%

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

Bedroom Size	Public Housing	% of total wait list	Multifamily Housing	% of total wait list
One-Bedroom	499	22.59%	598	84.46%
Two-Bedroom	1,001	45.31%	62	8.76%
Three-Bedroom	643	29.11%	48	6.78%
Four-Bedroom	34	1.54%	-0-	-
Five-Bedroom	32	1.45%	-0-	-

HUD Housing Programs Under CDA Management

Housing Program	2015 Authorized by HUD	Families Served (As of 7/31/15)	2016 Expected Turnover
Public Housing	748	704	120
Multifamily Housing	115	111	20
Section 8 Voucher Programs	1,860	1,573	150
Special Purpose Section 8 Certificates/Vouchers			
➤ Project-Based Vouchers	188	133	20
➤ Family Unification Vouchers	100	76	12
➤ Veterans Affairs Supportive Housing Vouchers	154	91	15

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>			FFY of Grant: 2015
					FFY of Grant Approval: 2015
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	186,848.00	0.00	0.00	0.00
3	1408 Management Improvements	20,000.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	93,424.00	0.00	0.00	0.00
5	1411 Audit	2,500.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	38,500.00	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	577,968.00	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	15,000.00	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 ⁴	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)	934,240.00	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	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

Part I: Summary				
PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>	FFY of Grant: 2015 <hr/> FFY of Grant Approval: 2015		
<input checked="" type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised	Obligated Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: DNA			CFPP (Yes/ No): No		Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1	Flooring Replacement	1460	8	20,875.69				
3-1	Heating Replacement	1460	6	15,000.00				
3-4	Flooring Replacement	1460	7	33,268.74				
3-5	Flooring Replacement	1460	2	7,393.05				
3-6	Flooring Replacement	1460	8	8,268.74				
3-7	Flooring Replacement	1460	2	7,393.05				
3-7	Heating Replacement	1460	3	7,500.00				
3-8	Flooring Replacement	1460	2	18,482.63				
3-8	New East Maintenance Building	1460	1	400,000.00				
3-9	Flooring Replacement	1460	2	7,393.05				
3-9	Heating Replacement	1460	3	7,500.00				
3-13	Flooring Replacement	1460	3	7,393.05				
3-13	Heating Replacement	1460	3	7,500.00				
Admin	Administration	1410	1	93,424.00				
A+E	Architectural, Engineering, Consulting	1430	1	30,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: DNA			CFFP (Yes/ No): No		Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
ALL-01	East Operations	1406	1	59,518.17				
ALL-02	Triangle LRPH operations	1406	1	54,639.62				
ALL-03	West Operations	1406	1	72,690.21		=		
ALL-09	Fire Extinguisher Inspection	1430	1	8,500.00				
ALL-11	Audit	1411	1	2,500.00				
ALL-12	On-Demand	1460	1	30,000.00				
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				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3 - 1	03/2017		09/2019		
3 - 4	03/2017		09/2019		
3 - 5	03/2017		09/2019		
3 - 6	03/2017		09/2019		
3 - 7	03/2017		09/2019		
3 - 8	03/2017		09/2019		
3 - 9	03/2017		09/2019		
3 - 13	03/2017		09/2019		

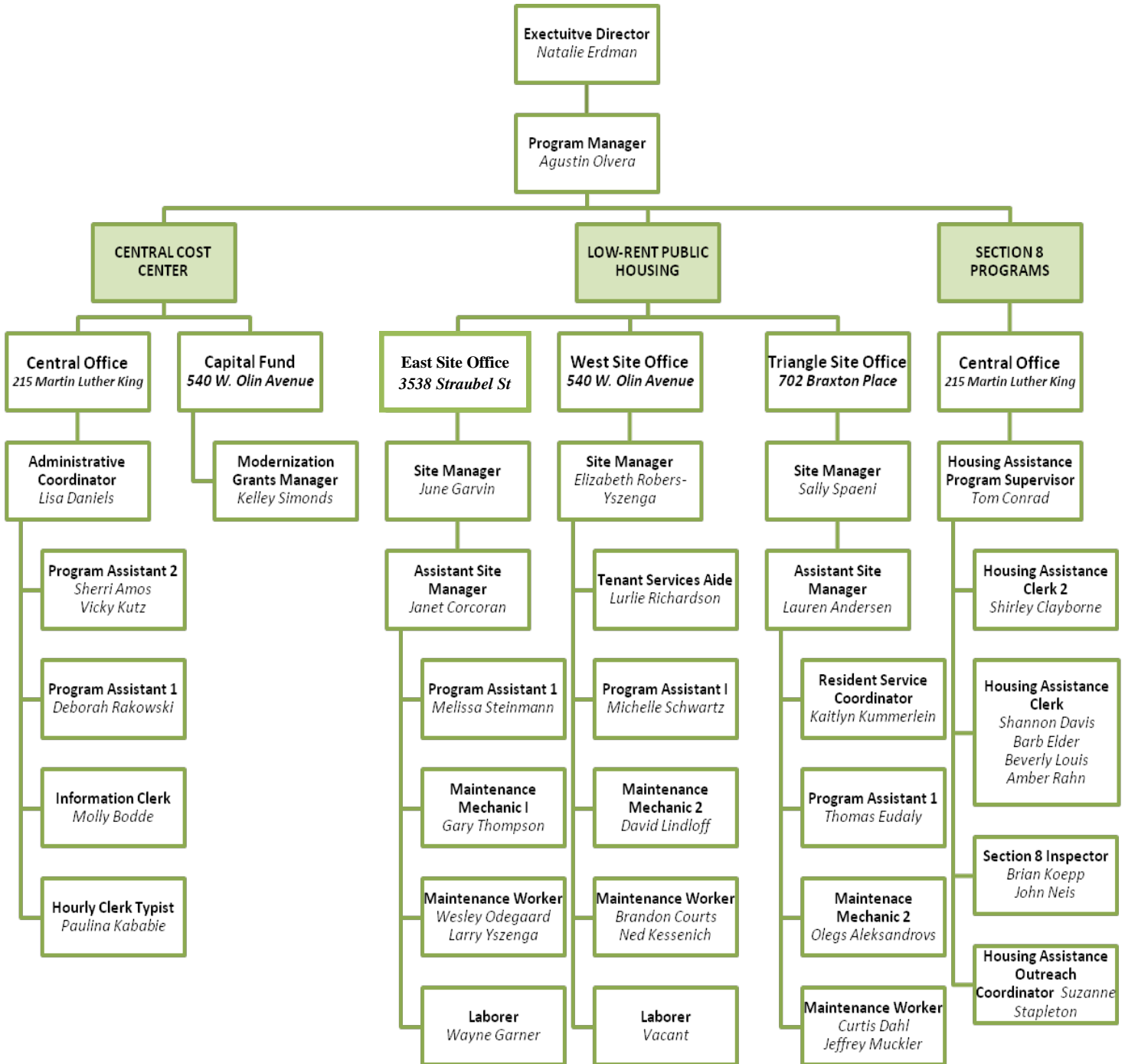
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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



Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
A.	Development Number and Name	Work Statement for Year 1 FFY 2014 See annual statement	Work Statement for Year 2 FFY 2016 2012 GRANT	Work Statement for Year 3 FFY 2017 2013GRANT	Work Statement for Year 4 FFY 2018 2014 GRANT	Work Statement for Year 5 FFY 2019 2015 GRANT
B.	Physical Improvements Subtotal		330,003.09	357,376.70	575,138.30	577,968.00
C.	Management Improvements		120,000.00	120,000.00	20,000.00	20,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		105,000.00	75,000.00	0	0
E.	Administration		84,283.30	85,268.10	91,376.90	93,424.00
F.	Other		34,980.00	44,500.00	44,500.00	56,000.00
G.	Operations		168,566.61	170,536.20	182,753.80	186,848.00
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		842,833.00	852,681.00	913,769.00	934,420.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		842,833.00	852,681.00	913,769.00	934,420.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003		Locality (City/County & State) Madison/Dane/Wisconsin			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
A.	Development Number and Name	Work Statement for Year 1 FFY 2014 See annual statement	Work Statement for Year 2 FFY 2016 2012 GRANT	Work Statement for Year 3 FFY 2017 2013 GRANT	Work Statement for Year 4 FFY 2018 2014 GRANT	Work Statement for Year 5 FFY 2019 2015 GRANT
		Annual Statement				
	3-1 ABCD		70,000.00	70,000.00	107,138.80	35,875.69
	3-4 Romnes		60,000.00	16,000.00	54,999.50	33,268.74
	3-5 Tenney		151,281.70	81,376.70	75,000.00	7,393.05
	3-6 Brittingham		72,918.49	155,000.00	20,000.00	8,268.74
	3-7 Scattered		10,750.00	18,000.00	148,000.00	14,893.05
	3-8 Truax Park		0.00	12,000.00	20,000.00	418,482.63
	3-9 Scattered		8,000.00	18,000.00	60,000.00	14,893.05
	3-13 Scattered		8,000.00	12,000.00	60,000.00	14,893.05
	Administration		84,283.30	85,268.10	91,376.90	93,424.00
	A&E		32,480.00	32,000.00	40,000.00	38,500.00
	All		225,119.51	233,036.20	217,253.80	234,348.00
	Management Imps		120,000.00	120,000.00	20,000.00	20,000.00
			842,833.00	852,681.00	913,769.00	934,240.00



CommunityDevelopmentAuthority

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mail P.O. Box 1785, Madison, WI 53701-1785

2015/2016 Resident Advisory Board (RAB) Members

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

* CDA Board Member



COMMUNITY DEVELOPMENT AUTHORITY CITY OF MADISON

2016 PHA 5-Year and Annual Plan Progress Report

Increase and Expand the Supply of Assisted Housing

The CDA continues to support the City of Madison's plans to prevent and end homelessness. In 2015, the CDA made a commitment to provide 27 Section 8 project-based vouchers for the City's permanent supportive housing project for chronically homeless, known as the Rethke project. The estimated date of completion for the Rethke project is 2016. The CDA also made a commitment to provide eight (8) Section 8 project-based vouchers for use at the Pinney Lane Housing project, which is to be owned and managed by Movin Out. Pinney Lane will provide supportive housing for families with permanent disabilities, as well as for homeless and disabled military veterans. The CDA will complete its Truax Phase 2 redevelopment in 2015. One eight-unit building will be used by Porchlight, Inc. to provide supportive services to chronically homeless individuals. The CDA has committed eight (8) Section 8 project-based vouchers to the Porchlight building with move-ins to begin in October of 2015.

Over the last several years, the CDA has applied for and received 254 special use vouchers to assist City of Madison residents who are either homeless or who are facing homelessness. The CDA was awarded 100 HUD-Family Unification Program (FUP) vouchers for providing housing assistance to families who are working with supportive agencies because their lack of adequate housing is a primary factor in the separation, or threat of separation, of their children from their household, or because their lack of adequate housing is preventing the reunification of their children to their household, or because of inadequate housing for a youth who is aging out of foster care. The CDA plans to continue with this objective and work in cooperation with Dane County Human Services and their foster care program.

The CDA continued to distribute housing assistance to homeless veterans under the Veterans Affairs Supportive Housing (VASH) Section 8 Voucher program. The VASH program provides rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). In 2015, the CDA received 21 VASH vouchers in addition to

the 133 VASH vouchers already in use by the CDA. HUD awards VASH vouchers based on geographic need and public housing agency administrative performance. In 2015, the CDA applied for 25 VASH project-based vouchers pursuant to HUD invitation. The CDA was not awarded the vouchers because, although the intended project was near completion in its development planning, the intended project property had not begun its new construction yet. The CDA may apply again for any VASH project-based vouchers available and pursuant to HUD invitation, as some of the CDA's previous PBV commitments may warrant better use this type of project-based voucher.

The CDA continues to monitor Payment Standards for the Section 8 Housing Choice Voucher program to maximize availability and utilization.

Improve Quality of Assisted Housing and Quality of Life

The CDA owns and operates approximately 748 units of Public Housing and 115 units of Multifamily Housing in 37 locations that receive federal subsidy to support operations. Many of these properties are in excess of 40 years old and in need of replacement or renovation. The CDA's Long Range Planning Committee identified CDA housing sites for renovation, rehabilitation, and new construction as a strategy to address local housing need. The CDA developed a priority approach and worked with Public Housing residents to develop a concept plan at its priority site, Truax Park.

A Master Plan and Site Development Study containing recommendations for the redevelopment of Truax Park was adopted by the City of Madison Common Council in 2009 (the *Truax Master Plan*) and continues to be implemented with Truax Phase 1 completed in 2011. Under Phase 1, funding was received and construction completed on the rehabilitation of 71 units. In 2013, the CDA received an allocation of affordable housing tax credits for the construction of 48 apartment units under Truax Phase 2. The new units replace aging Public Housing apartments with eight (8) of the new units to be used by Porchlight, Inc. to provide supported housing for homeless adults. Construction of Truax Phase 2 started in 2014 and completion is expected by the third-quarter of 2015. Residents began to move into the first completed building in July of 2015.

In an effort to support the elimination of blight and the redevelopment of distressed affordable housing in the City of Madison, the CDA made a commitment to provide eight (8) project-based Section 8 vouchers to the newly acquired and rehabbed housing units at Ridgecrest (formerly known as "The Woodlands.") Initial lease up began in July of 2015.

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

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

Promote Self-Sufficiency of Families and Individuals

Through the Section 8 Homeownership Option, the CDA continues to promote and support homeownership for first-time homebuyers. Approved Section 8 households can use their Section 8 voucher assistance to help with monthly homeownership mortgage payments and expenses. The CDA assisted with five (5) Section 8 home purchase closings in 2013 and one (1) closing effective August, 2015, bringing the total CDA Section 8 homeownership options to 34. Under this program, qualified low-income residents become true stakeholders by investing in themselves and their communities; and communities benefit with increased owner-occupied residency, enhanced property values, and increase tax revenue.

The CDA's Section 8 Family Self-Sufficiency (FSS) program is a great opportunity for Section 8 families to achieve economic independence. This CDA initiative refers participating families to educational, career counseling, money management, job training, and placement services. The FSS family also receives a savings account that grows as the family's earned employment income rises. Upon completion of the five-year FSS participation contract, the family receives the accumulated money, which may be used to purchase a home, pay for higher education, start a business, or pursue other personal goals. The CDA's goal is to support 13 families through the FSS program. Currently, the CDA has 13 FSS program participants with five (5) of those families escrowing an average of \$329 per month. In addition, the CDA received a Resident Opportunity Self Sufficiency (ROSS) Program grant to fund employment programming for its Public Housing family sites.

Ensure Equal Opportunity

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

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

The Violence Against Women Act (VAWA)

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

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

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

2016 PHA ANNUAL PLAN - CHALLENGED ELEMENTS

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