



PHA Plan Addendum

Annual Plan for Fiscal Year 2012

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

- X Capital Fund Program Annual Statements (**WI-003-A02**)
- X PHA Management Organizational Chart (**WI-003-A03**)
- X Capital Fund Program 5 Year Action Plan (**WI-003-A04**)
- X List of Resident Advisory Board Members (**WI-003-A05**)
- X Progress Report (**WI-003-A06**)
- X Comments of Resident Advisory Board (**WI-003-A07**)
- X Annual VAWA Report (**WI-003-A08**)
- X Challenged Elements (**WI-003-A09**)
- X Signed PHA Certifications (**WI-003-A10**)
- X Board Approved Resolution (**WI-003-A11**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

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

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

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

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

Housing Needs - Waiting Lists				
The CDA's Section 8 (S8) and Public Housing (PH) Programs				
	# of families		% of total families	
	PH	S8	PH	S8
Waiting list total	1,561	457		
Extremely low income <=30% AMI	1,450	406	93%	89%
Very low income (>30% but <=50% AMI)	102	48	7%	11%
Low income (>50% but <80% AMI)	9	2	1%	0%
Families with children	828	255	53%	56%
Elderly families	64	21	4%	5%
Families with Disabilities	218	119	14%	26%
Race/ethnicity - Black	880	271	56%	59%
Race/ethnicity - White	548	167	35%	37%
Race/ethnicity - Hispanic	48	9	3%	2%
Race/ethnicity - Asian	72	16	5%	4%
Race/ethnicity - Ind/Als	11	1	1%	0%
Race/ethnicity - Native Hawaiian/Other Pacific Islander	1	-0-	0%	0%
Race/ethnicity - Not Assigned	49	2	3%	0%
Data Snapshot of applicants waiting. Does not include numbers of those applying on an annual basis.				
Bedroom Size	Public Housing			
One-Bedroom	707	45%		
Two-Bedroom	477	31%		
Three-Bedroom	311	20%		
Four-Bedroom	54	3%		
Five-Bedroom	12	1%		

HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	754	135
Section 8 Vouchers	1,587	84
Special Purpose Section 8 Certificates/Vouchers		
- Project-Based Vouchers	85	20
- Family Unification Vouchers	50	5
- Veterans Affairs Supportive Housing Vouchers	60	2