



CommunityDevelopmentAuthority

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The Community Development Authority
City of Madison

- Draft -

2013
PHA Annual Plan

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 Park, 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 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 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.

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>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 – Friday) http://www.ci.madison.wi.us/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>
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). X 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>

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 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.

9.1 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.

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 & Continued Occupancy Policy (ACOP), Administrative Plan, and Tenant Selection Plans. This updating will also include revisions to CDA Public Housing leases to correspond to any ACOP updates.

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.

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

See attached Progress Report (WI-003-A06)

10.0 (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

11.0	<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)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

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

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.



PHA Plan Addendum

Annual Plan for Fiscal Year 2013

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	2,549	211		
Extremely low income <=30% AMI	2,374	196	93%	93%
Very low income (>30% but <=50% AMI)	154	15	6%	7%
Low income (>50% but <80% AMI)	21	-0-	1%	0%
Families with children	1,426	123	56%	58%
Elderly families	54	14	2%	7%
Families with Disabilities	241	49	9%	23%
Race/ethnicity - Black	1,465	126	57%	60%
Race/ethnicity - White	920	78	36%	37%
Race/ethnicity - Hispanic	117	2	5%	1%
Race/ethnicity - Asian	91	6	4%	3%
Race/ethnicity - Ind/Als	16	-0-	1%	0%
Race/ethnicity - Native Hawaiian/Other Pacific Islander	2	-0-	0%	0%
Race/ethnicity - Not Assigned	55	1	2%	0%
Data Snapshot of applicants waiting. Does not include numbers of those applying on an annual basis.				
Bedroom Size	Public Housing			
One-Bedroom	1,092	43%		
Two-Bedroom	864	34%		
Three-Bedroom	516	20%		
Four-Bedroom	77	3%		
Five-Bedroom	-0-	0%		

HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	754	135
Section 8 Vouchers	1,614	90
Special Purpose Section 8 Certificates/Vouchers		
- Project-Based Vouchers	135	20
- Family Unification Vouchers	100	10
- Veterans Affairs Supportive Housing Vouchers	85	8

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 Capital Fund Program Grant No: WI39-P003-501-09 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 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	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	223,317.60	223,317.60	223,317.60	223,317.60
3	1408 Management Improvements	167,090.02	120,000.00	120,000.00	0
4	1410 Administration (may not exceed 10% of line 21)	111,658.80	111,656.80	111,656.80	54,872.06
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	16,824.08	16,824.08	16,824.08	5,237.48
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	494,368.94	438,362.74	438,362.74	237,975.35
11	1465.1 Dwelling Equipment—Nonexpendable	0	55,970.00	55,970.00	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	103,308.56	150,456.78	150,456.78	59,838.55
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

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.

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 Capital Fund Program Grant No: WI39-P003-501-09 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)	
<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
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,116,568.00	1,116,568.00	1,116,568.00	581,241.04
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	148,458.02	105,000.00	105,000.00	0
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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 II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-09 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2009		
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 7	Flooring Replacement	1460		10,000.00	8903.80	8903.80	8903.80	Complete
3-1 8	Braxton Electric Service Replacement	1460		45,000.00	43,607.87	43,607.87	43,607.87	Complete
3-1 -	Service Vehicle Replacement	1475		28,000.00	28,000.00	28,000.00	28,000.00	Complete
3-4 -	Flooring Replacement	1460		10,000.00	10,000.00	10,000.00	0	On-going
3-4 6	Romnes Elevator Jack Replacement	1460		209,861.46	81,900.00	81,900.00	81,900.00	Complete
3-4 13	Service Vehicle Replacement	1475		31,214.22	42,000.00	42,000.00	0	On-going
3-5 7	Flooring Replacement	1460		10,000.00	10,000.00	10,000.00	0	On-going
3-5 5	Boiler Replacement	1460		45,217.00	0	0		Cancelled
3-6 -	Flooring Replacement	1460		15,000.00	15,000.00	15,000.00	0	On-going
3-6 1&2	Brittingham Elevator Add-on work	1460		100,000.00	78,876.22	78,876.22	78,876.22	Complete
3-6 -	Brittingham Fire Alarm System Replace	1460		0	87,567.37	87,567.37	0	On-going
3-7 -	Flooring Replacement	1460		10,000.00	10,000.00	10,000.00	0	On-going
3-8 13	Service Vehicle Replacement #1	1475		30,726.34	30,726.34	30,726.34	30,726.34	Complete
3-8 6	Redevelopment Appliance Purchase	1465.1		0	55,970.00	55,970.00	0	On-going
3-8 -	Service Vehicle Replacement #2	1475		0	36,342.44	36,342.44	0	Ordered
3-9 -	Flooring Replacement	1460		13,948.48	13,948.48	13,948.48	13,948.48	omplete
ADMIN	COCC - Administrative Fee	1410		111,656.80	111,656.80	111,656.80	54,872.06	On-going

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Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2009		
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	
A+E	Architectural and Engineering	1430		14,051.08	14,051.08	14,051.08	5,237.48	On-going
ALL 1	East Operations	1406		71,135.11	71,135.11	71,135.11	71,135.11	Complete
ALL 2	Tri LRP Operations	1406		65,304.36	65,304.36	65,304.36	65,304.36	Complete
ALL 3	West Operations	1406		86,878.13	86,878.13	86,878.13	86,878.13	Complete
ALL 8	Sundry	1430		2,773.00	2,773.00	2,773.00	0	On-going
ALL 11	REAC Inspection Repairs	1460		0	45,217.00	45,217.00	0	On-going
ALL 10	Accessability Improvements	1460		3,342.00	3,342.00	3,342.00	0	On-going
ALL 12	On-Demand	1460		30,000.00	30,000.00	30,000.00	15,719.98	On-going
ALL 13	Computer Hardware	1475		13,368.00	13,368.00	13,368.00	1,112.21	Ordered
MGT	Maintenance Training	1408		5,545.00	5,000.00	0	0	On-going
MGT	Management Training	1408		11,087.00	10,000.00	0	0	On-going
MGT	Security	1408		148,458.00	105,000.00	105,000.00	0	On-going
MGT	Resident Association Training	1408		2,000.00	0	0	0	Cancelled

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2009	
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	6/12/2011	6/12/2011	6/12/2013		
3-4	6/12/2011	6/12/2011	6/12/2013		
3-5	6/12/2011	6/12/2011	6/12/2013		
3-6	6/12/2011	6/12/2011	6/12/2013		
3-7	6/12/2011	6/12/2011	6/12/2013		
3-8	6/12/2011	6/12/2011	6/12/2013		
3-9	6/12/2011	6/12/2011	6/12/2013		
3-13	6/12/2011	6/12/2011	6/12/2013		
ADMIN	6/12/2011	6/12/2011	6/12/2013		
A+E	6/12/2011	6/12/2011	6/12/2013		
ALL	6/12/2011	6/12/2011	6/12/2013		
MGT	6/12/2011	6/12/2011	6/12/2013		

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: 2009	
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	

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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 Capital Fund Program Grant No: WI39-P003-501-10 Replacement Housing Factor Grant No: Date of CFFP: DNA	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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	DNA	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	239,436.40	DNA	239,436.40	0.00
3	1408 Management Improvements	167,090.02	DNA	167,090.02	0.00
4	1410 Administration (may not exceed 10% of line 21)	119,718.20	DNA	119,718.20	0.00
5	1411 Audit	0.00	DNA	0.00	0.00
6	1415 Liquidated Damages	0.00	DNA	0.00	0.00
7	1430 Fees and Costs	18,106.62	DNA	0.00	0.00
8	1440 Site Acquisition	0.00	DNA	0.00	0.00
9	1450 Site Improvement	0.00	DNA	0.00	0.00
10	1460 Dwelling Structures	554,462.76	DNA	70,000.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	DNA	0.00	0.00
12	1470 Non-dwelling Structures	0.00	DNA	0.00	0.00
13	1475 Non-dwelling Equipment	98,368.00	DNA	85,000.00	0.00
14	1485 Demolition	0.00	DNA	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	DNA	0.00	0.00
16	1495.1 Relocation Costs	0.00	DNA	0.00	0.00
17	1499 Development Activities ⁴	0.00	DNA	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-P003-501-10 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant:2010 FFY of Grant Approval: 2010			
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
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	DNA	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	DNA	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	DNA	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,197,182.00	DNA	681,244.62	0.00
21	Amount of line 20 Related to LBP Activities	0.00	DNA	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	DNA	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	DNA	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	144,134.00	DNA	144,134.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	DNA	0.00	0.00
Signature of Executive Director X		Date X		Signature of Public Housing Director	
				Date	

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

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1 ABCD	Flooring Replacement	1460		10,000	DNA	10,000		
3-4	Flooring Replacement	1460		10,000	DNA	10,000		
3-4	Parking Lot Re-Pave	1460		100,000	DNA			
3-4	Service Vehicle Replacement	1475		45,000	DNA	45,000		
3-5	Flooring Replacement	1460		10,000	DNA	10,000		
3-6	Flooring Replacement	1460		15,000	DNA	15,000		
3-7	Flooring Replacement	1460		10,000	DNA	10,000		
3-7	Heating Unit Replacement	1460		178,269.20	DNA			
3-8	Service vehicle Replacement	1475		40,000	DNA	40,000		
3-9	Flooring Replacement	1460		15,000	DNA	15,000		
3-9	Heating Unit Replacement	1460		42851.01	DNA			
3-13	1647+1651 Capital Bath Remodel	1460		120,000	DNA			
ALL	Operations East	1406		76,269.56	DNA			
ALL	Operations Triangle	1406		70,017.96	DNA			
ALL	Operations West	1406		93,148.89	DNA			
ALL	Sundry	1430		2,773.00	DNA			
ALL	Accessibility Imps	1460		23,342.00	DNA			
ALL	On Demand	1460		20,000.00	DNA			
ALL	Computer Hardware	1475		13,368.00	DNA			

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-P003-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Management Imps.	Maintenance Training	1408		5,545.00	DNA			
Management Imps.	Management Training	1408		11,087.00	DNA			
Management Imps.	Security	1408		148,458.02	DNA	148,458.02		
Management Imps.	Residents Assoc. Training	1408		2,000.00	DNA			
Administration	Grants Administrator	1410		83,802.74	DNA	83,802.74		
Administration	Administrative Clerk	1410		29,929.55	DNA	29,929.55		
Administration	Unit Director	1410		5,985.91	DNA	5,985.91		
A+E	All Sites	1430		15,333.62	DNA	15,333.62		

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: 2010	
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	
WI39-P003-001	6/12/2012		6/12/2014		
WI39-P003-004	6/12/2012		6/12/2014		
WI39-P003-005	6/12/2012		6/12/2014		
WI39-P003-006	6/12/2012		6/12/2014		
WI39-P003-007	6/12/2012		6/12/2014		
WI39-P003-008	6/12/2012		6/12/2014		
WI39-P003-009	6/12/2012		6/12/2014		
WI39-P003-0013	6/12/2012		6/12/2014		

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:				Federal FFY of Grant:	
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.

Part I: Summary		
PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-11 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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		0	
2	1406 Operations (may not exceed 20% of line 21) ³	208,375.60		208,375.60	
3	1408 Management Improvements	176,281.70		156,281.70	
4	1410 Administration (may not exceed 10% of line 21)	104,187.80		104,187.80	
5	1411 Audit	2500.00		0	
6	1415 Liquidated Damages	0.00		0	
7	1430 Fees and Costs	32,480.00		32,480.00	
8	1440 Site Acquisition	0.00		0	
9	1450 Site Improvement	0.00		0	
10	1460 Dwelling Structures	503,052.90		102,000.00	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0	
12	1470 Non-dwelling Structures	0.00		0	
13	1475 Non-dwelling Equipment	15,000.00		15,000.00	
14	1485 Demolition	0.00		0	
15	1492 Moving to Work Demonstration	0.00		0	
16	1495.1 Relocation Costs	0.00		0	
17	1499 Development Activities ⁴	0.00		0	

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-P003-501-11 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA		FFY of Grant:2011 FFY of Grant Approval: 2011	
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
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0	
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,041,878.00		618,385.10	
21	Amount of line 20 Related to LBP Activities	0.00		0	
22	Amount of line 20 Related to Section 504 Activities	0.00		0	
23	Amount of line 20 Related to Security - Soft Costs	0.00		0	
24	Amount of line 20 Related to Security - Hard Costs	156,281.70		156,281.70	
25	Amount of line 20 Related to Energy Conservation Measures	0.00		0	
Signature of Executive Director Natalie Erdman		Date		Signature of Public Housing Director John Finger	
				Date	

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Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-11 CFFP (Yes/ No): DNA Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2011		
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		25,000.00	0.00	25,000.00	0.00	
3-1	Wright St Landscaping	1460		35,000.00	0.00	0.00	0.00	
3-4	Flooring Replacement	1460		15,000.00	0.00	15,000.00	0.00	
3-4	Bath Upgrades	1460		120,000.00	0.00	0.00	0.00	
3-5	Flooring Replacement	1460		10,000.00	0.00	10,000.00	0.00	
3-5	Paint + Balcony repairs	1460		35,000.00	0.00	0.00	0.00	
3-5	Replace Ornamental Trees	1460		8,000.00	0.00	0.00	0.00	
3-6	Flooring Replacement	1460		18,000.00	0.00	18,000.00	0.00	
3-6	Common Area Paint	1460		12,000.00	0.00	0.00	0.00	
3-6	Common Area Carpet	1460		12,000.00	0.00	0.00	0.00	
3-6	Parking Repave	1460		80,000.00	0.00	0.00	0.00	
3-7	Flooring Replacement	1460		18,000.00	0.00	18,000.00	0.00	
3-9	Flooring Replacement	1460		8,000.00	0.00	8,000.00	0.00	
3-13	Flooring Replacement	1460		8,000.00	0.00	8,000.00	0.00	
3-13	Roof Replacement Duplexes	1460		40,000.00	0.00	0.00	0.00	
3-13	Ventilation Improvements	1460		20,000.00	0.00	0.00	0.00	
ALL	Accessibility Improvements	1460		9,052.90	0.00	0.00	0.00	
ALL	On Demand	1460		30,000.00	0.00	0.00	0.00	

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-P003-501-11 CFFP (Yes/ No): DNA Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2011			
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	Operations - East	1406		66,375.52		66,375.52		
ALL	Operations - West	1406		81,065.18		81,065.18		
ALL	Operations - Triangle	1406		60,934.90		60,934.90		
ALL	COCC Admin Fee	1410		104,187.80		104,187.80		
ALL	Audit	1411		2,500.00				
ALL	Computer Hardware	1475		15,000.00		15,000.00		
MGT	Maintenance Training	1408		10,000.00				
MGT	Management Training	1408		10,000.00				
MGT	Security	1408		156,281.70		156,281.70		
A+E	Arch. Eng, Consulting, Advertising	1430		32,480.00		32,480.00		

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: 2011	
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	
WI39-P003-001	8/2/2013		8/2/2015		
WI39-P003-004	8/2/2013		8/2/2015		
WI39-P003-005	8/2/2013		8/2/2015		
WI39-P003-006	8/2/2013		8/2/2015		
WI39-P003-007	8/2/2013		8/2/2015		
WI39-P003-008	8/2/2013		8/2/2015		
WI39-P003-009	8/2/2013		8/2/2015		
WI39-P003-0013	8/2/2013		8/2/2015		
WI39-P003-00ALL	8/2/2013		8/2/2015		
WI39-P003-00MGT.	8/2/2013		8/2/2015		
WI39-P003-00ADM.	8/2/2013		8/2/2015		

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: 2011	
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.

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 Capital Fund Program Grant No: WI39-P003-501-12 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant: 2012 FFY of Grant Approval: 2012

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 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	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	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 ⁴	0.00	0	0	0

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.

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 Capital Fund Program Grant No: WI39-P003-501-12 Replacement Housing Factor Grant No: DNA Date of CFFP: DNA	FFY of Grant:2012 FFY of Grant Approval:			
Type of Grant					
<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 ¹	
		Original	Revised ²	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
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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.

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⁴ 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

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2012		
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		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	

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.

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 II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No: DNA			Federal FFY of Grant: 2012		
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	
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	Accessability 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

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.

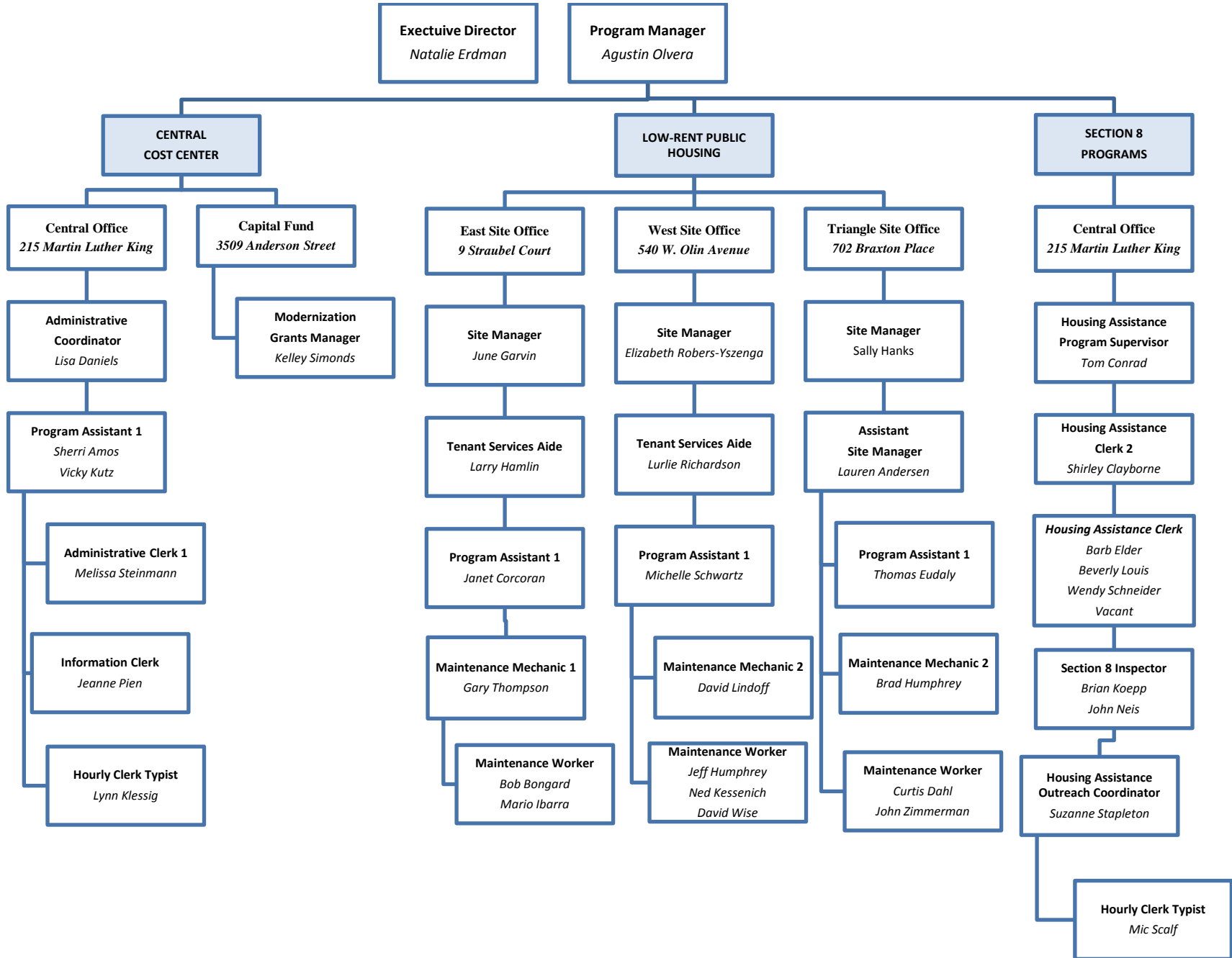
Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons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

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: 2012	
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 of the 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: 1
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 See annual statement	Work Statement for Year 2 FFY 2013 2009 GRANT	Work Statement for Year 3 FFY 2014 2010 GRANT	Work Statement for Year 4 FFY 2015 2011 GRANT	Work Statement for Year 5 FFY 2016 2012 GRANT
B.	Physical Improvements Subtotal		494,332.74	554,462.76	503,052.90	330,003.09
C.	Management Improvements		120,000.00	167,090.12	176,281.70	120,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		150,436.78	98,368.000	15,000.00	105,000.00
E.	Administration		111,656.80	119,718.20	104,187.80	84,283.30
F.	Other		16,824.08	116,474.62	34,980.00	34,980.00
G.	Operations		223,317.60	239,436.40	208,375.60	168,566.61
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		1,116,568.00	1,197,182.00	1,041,878.00	842,833.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		1,116,568.00	1,197,182.00	1,041,878.00	842,833.00

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: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012 2008	Work Statement for Year 2 FFY 2013 2009	Work Statement for Year 3 FFY 2014 2010	Work Statement for Year 4 FFY 2015 2011	Work Statement for Year 5 FFY 2016 2012
		Annual Statement				
	3-1 ABCD		80,511.67	130,000	60,000.00	70,000.00
	3-4 Romnes		133,900.00	155,000	135,000.00	60,000.00
	3-5 Tenney		10,000.00	10,000	53,000.00	151,281.70
	3-6 Brittingham		181,443.59	15,000	122,000.00	72,918.49
	3-7 Scattered		10,000.00	188,269.20	18,000.00	10,750.00
	3-8 Truax Park		123,038.78	40,000.00	0.00	0.00
	3-9 Scattered		13,948.48	57,851.56	8,000.00	8,000.00
	3-13 Scattered		0.00	0.00	68,000.00	8,000.00
	Administration		111,656.80	119,718.20	32,480.00	84,283.30
	A&E		14,051.08	15,333.62	104187.80	32,480.00
	All		318,017.60	298,919.40	264928.50	225,119.51
	Management Imps		120,000.00	167,090.02	176281.70	120,000.00
			1,116,588.00	1,197,182.00	1,041,878.00	842,833.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2			Work Statement for Year: 3		
	FFY 2013	Grant 2009		FFY 2014	Grant 2010	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	3-1 Flooring Replacement		8,903.80	3-1 Flooring Replacement		10,000.00
	3-1 Braxton Elec service replacement		43,607.87	3-1 Webb Rethke re-grade and drainage		120,000.00
	3-1 Service vehicle replacement		28,000.00	3-4 Flooring Replacement		10,000.00
	3-4 Flooring Replacement		10,000.00	3-4 Romnes Repave		100,000.00
	3-4 Romnes Elevator Jack Replacement		81,900.00	3-4 Service Vehicle Replacement		45,000.00
	3-4 Service Vehicle replacement		42,000.00	3-5 Flooring Replacement		10000
	3-5 Flooring Replacement		10,000.00	3-6 Flooring Replacement		15,000.00
	3-5 Boiler Replacement		-	3-7 Flooring Replacement		10,000.00
	3-6 Flooring Replacement		15,000.00	3-7 Heating Unit Replacement		178,269.20
	3-6 Brittingham Elevator Add-on work		78,876.22	3-8 Service Vehicle Replacement		40000
	3-6 Brittingham Fire Alarm System Replacement		87,567.37	3-9 Flooring Replacement		15,000.00
	3-7 Flooring Replacement		10,000.00	3-9 Heating Unit Replacement		42,851.56
	3-8 Service vehicle replacement #1		30,726.34	ADMIN - COCC Grant Admin		119,718.20
	3-8 Redevelopment Appliance Purchase		55,970.00	3-1 A+E		300.00
	3-8 Service vehicle replacement #2		36,342.44	3-4 A+E		3,300.00
	3-9 Flooring Replacement		13,948.48	3-5 A+E		300.00
	REAC Inspect Repair & Imps.		45,217.00	3-6 A+E		450.00
	Accessibility Improvements		3,342.00	3-7 A+E		5,648.08
	On Demand		30,000.00	3-9 A+E		1,735.55
	Architectural and Engineering Fees		14,051.08	3-13 A+E		3,600.00
Subtotal of Estimated Cost			\$645,452.60	Subtotal of Estimated Cost		\$731,172.59

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2015 Grant 2011			Work Statement for Year: 5 FFY 2016 Grant 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	3-1 Flooring Replacement		25,000.00	3-1 Flooring Replacement		25,000.00
	3-1 Wright St Landscaping		35,000.00	3-1 Service Vehicle Replacement		45,000.00
	3-4 Flooring Replacement		15,000.00	3-4 Flooring Replacement		15,000.00
	3-4 Bath Upgrades		120,000.00	3-4 Service Vehicle Replacement		45,000.00
	3-5 Flooring Replacement		10,000.00	3-5 Flooring Replacement		10,000.00
	3-5 Paint + Balcony repairs		35,000.00	3-5 Kitchen upgrades		71,281.70
	3-5 Replace Ornamental Trees		8,000.00	3-5 Boiler replacement		70,000.00
	3-6 Flooring Replacement		18,000.00	3-6 Fire Alarm System Replacement		65,668.49
	3-6 Common Area Paint		12,000.00	3-6 Flooring Replacement		7,250.00
	3-6 Common Area Carpet		12,000.00	3-7 Flooring Replacement		10,750.00
	3-6 Parking Repave		80,000.00	3-9 Flooring Replacement		8,000.00
	3-7 Flooring Replacement		18,000.00	3-13 Flooring Replacement		8,000.00
	3-9 Flooring Replacement		8,000.00	Accessibility Improvements		9,052.90
	3-13 Flooring Replacement		8,000.00	On Demand		30,000.00
	3-13 Roof Replacement Duplexes		40,000.00			
	3-13 Ventilation Improvements		20,000.00			
	COCC Admin Fee		104,187.80			
	3-1 A+E		4,200.00	3-1 A+E		4,200.00
	3-4 A+E		9,450.00	3-4 A+E		9,450.00
	3-5 A+E		3,710.00	3-5 A+E		3,710.00
3-6 A+E		8,540.00	3-6 A+E		8,540.00	
3-7 A+E		1,260.00	3-7 A+E		1,260.00	
3-8 A+E		0.00	3-8 A+E		0.00	
3-9 A+E		560.00	3-9 A+E		560.00	
3-13 A+E		4,760.00	3-13 A+E		4,760.00	
Subtotal of Estimated Cost			\$600,667.80	Subtotal of Estimated Cost		\$452,483.09

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013		Work Statement for Year: 3 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	East Operations	71,135.11	Operations East	76,269.56
	Triangle Operations	65,304.36	Operations Triangle	70,017.96
	West Operations	86,878.13	Operations West	93,148.89
	COCC Admin Fee	111,656.80	Sundry	2,773.00
	Sundry	2,773.00	Accessibility Improvements	23,342.00
	Computer Hardware	13,368.00	On Demand	20,000.00
	Maintenance Training	5,000.00	Computer Hardware	13,368.00
	Management Training	10,000.00	Maintenance Training	5,545.00
	Security	105,000.00	Management Training	11,087.00
			Security	148,458.00
			Residents Assoc. Training	2,000.00
	Subtotal of Estimated Cost	\$471,115.40	Subtotal of Estimated Cost	\$466,009.41

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015		Work Statement for Year: 5 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations - East	66,375.52	Operations - East	56,188.87
	Operations - West	81,065.18	Operations - West	56,188.87
	Operations - Triangle	60,934.90	Operations - Triangle	56,188.87
	Audit	2,500.00	Audit	2,500.00
	Accessibility Improvements	9,052.90	Computer Hardware	15,000.00
	On Demand	30,000.00	Maintenance Training	5,000.00
	Computer Hardware	15,000.00	Management Training	10,000.00
	Maintenance Training	10,000.00	Security	105,000.00
	Management Training	10,000.00	COCC Admin Fee	84,283.30
	Security	156,281.70		
	Subtotal of Estimated Cost	\$441,210.20	Subtotal of Estimated Cost	\$390,349.43



CommunityDevelopmentAuthority

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2012/2013 Resident Advisory Board (RAB) Members

<u>Name</u>	<u>Program</u>
Kathryn Bowen	Public Housing
* Sariah Daine	Public Housing
Alice Fike	Public Housing
Jody Franks	Public Housing
Jerome Holliday	Public Housing

* CDA Board Member

Community Development Authority

City of Madison

2013 PHA 5-Year and Annual Plan Progress Report

Increase and expand the CDA's supply of assisted housing The CDA has applied for and received 185 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. This program provides housing assistance to families who are working with supportive agencies because their lack of adequate housing is a primary factor in the separation, or threat of separation, of their children from their household, or because their lack of adequate housing is preventing the reunification of their children to their household. The CDA plans to continue with this objective and work in cooperation with Dane County Human Services and their County Foster Care program.

In addition the CDA has received 85 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 an eligible VA medical center in the City of Madison.

The CDA also revised its Payment Standard for the Housing Choice Voucher program. This will enable the CDA to serve more individuals.

Last year the CDA constructed a 50 unit development for the elderly called Burr Oaks Apartments in Madison. This is a significant redevelopment as part of the revitalization strategy of Madison's Southside. The CDA committed 30 Section 8 vouchers for use in the Burr Oaks Senior Housing development. The vouchers are being used in a project-based capacity in an effort to help revitalize this South Side neighborhood. Burr Oaks has provided 50 new apartments 30 of those units will be funded with a Section 8 voucher providing very affordable housing assistance to those who are eligible.

Improve the quality of CDA Assisted Housing and the 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 next phase of this redevelopment project is in planning. Initial funding requests were unsuccessful but will continue.

The CDA updated its Administrative Plan in 2011. This is the document which outlines the policies and procedures regarding the Housing Choice Voucher Program. The CDA will be updating its Admissions and Continued Occupancy Policies (ACOP) in 2012. A review of Preferences with some modifications is anticipated. This update will continue efforts to improve the CDA's efficiency and effectiveness in providing housing assistance.

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 was part of a SAMHSA (Substance Abuse and Mental Health Services) grant for a program which would have served the chronically homeless with housing and intensive case management. Unfortunately, funding was not awarded. The CDA will continue to examine the potentials to collaborate to provide more and improved housing assistance.

The CDA has been collaborating 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. Section 3 is a program to promote employment opportunities for low income residents through the use of federal funds. This program effort was implemented in 2012.

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

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

Community Development Authority (CDA) City of Madison

Resident Advisory Board

Monday, September 24, 2012 11:00 a.m.

East Madison Community Center

8 Straubel Court

Meeting Minutes

RAB Members: Present: Sariah Daine, Alice Fike, Jody Franks, Mark Noble

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 2013. The discussion was open to all portions of the 2013 plan. Augie Olvera described the Annual Plan process and HUD requirements. The following topics were discussed:

Increase and Expand Housing

The CDA lowered its Section 8 payment standards last year with the change taking affect this year. A majority of Section 8 participants were already renting units at the lower payment standard and this change allows the CDA to serve more people under the Section 8 program. Those who are to pay higher amounts would have to either pay more in their portion of the rent or move to a more affordable unit. The CDA only received one complaint from a Section 8 participant who is a single person living in a two-bedroom unit.

Public Housing Rent

The CDA is currently reviewing its rents under the Public Housing program. HUD recommends public housing authorities charge the same rent as market rate. The CDA could raise the rents in \$20 or \$25 increments each year until the rents are near or at market rate. Mark Noble stated that a \$25 increase would be fair, but raising the rent each year seems too high. Augie Olvera stated that charging too high of a rent might cause good tenants to leave. The CDA wants to keep good tenants and the CDA relies on the rents. Sariah Daine stated that she agrees with charging market rent, but she also believes in keeping good tenants.

Service Coordinator Grants

Augie Olvera stated that the CDA strives to improve the quality of its housing. Currently, the CDA provides service coordinators at the Triangle Site. These service coordinators help keep elderly and disabled residents in their housing through connections to needed services. The CDA recently received a grant to hire another service coordinator who will work with families at the East and West sites. This service coordinator will help families to move up and out of housing through connections to jobs, daycare, training, and careers. The Urban League may become involved, as they help with resume writing, interview training, and connections to jobs and apprenticeships with local organizations (Target, Meriter, etc.). Mark Noble stated that the service Coordinators at the Triangle do a lot to help residents. Sariah Daine stated that the programs through the Urban League seem to work.

Family Self-Sufficiency

The Family Self-Sufficiency program is for interested Section 8 participants, who want to improve their financial situation. Through an agreement, the Section 8 participants earn more income and the CDA takes their portion of the increased rent and places those funds in an escrow savings account. The Section 8 participants can use the money for things related to education and jobs (i.e. purchase of an automobile). Sariah Daine stated that the program provides a great incentive, because many people want to work, but also do not want to lose their public assistance. Augie Olvera stated that 13 families have signed up out of 1,600 Section 8 participants. There is no time limit to meet the established goals, as it might take someone two to five years to obtain a college degree.

Waiting List Closings

HUD recommends closing the Public Housing waiting list when the CDA has enough preferenced applicants to fill anticipated vacancies for the coming 12 months. HUD also recommends that a waiting list be closed if the average length of time an applicant would have to wait for a unit offer is a year or more. Currently, there are 2,600 families on the CDA's Public Housing waiting list. The average wait time is 12 to 14 months before the CDA will screen an applicant with CDA preferences. Applicants without preferences will wait several years or indefinitely and the CDA could close its Public Housing waiting list to those without preferences. Jody Franks stated that closing the waiting list would allow staff more time to work on other things. Sariah Daine stated that she would be concerned about homeless people not getting on to the waiting list. Lisa Daniels stated that the waiting list would be closed to non-preferenced people - - people who are not homeless. Mark Noble recommends closing the list if HUD allows.

Public Housing Admissions Policies

The CDA is in the process of revising its Public Housing admissions policies. The CDA would like to follow HUD rules and regulations and apply a screening criteria to new applicants. The CDA wants to provide a safe living environment to its Public Housing residents and the CDA believes that residents have the right to peaceful enjoyment of the properties. The CDA is constantly under pressure from Legal Action of Wisconsin to ease up or waive CDA screening criteria, because Legal Action believes that housing is a right. The CDA believes that Public Housing is a privilege and is not the housing of last resort. The CDA would like to have standards that help keep out tenants who will cause problems for current residents. Jody Franks stated that the CDA needs to screen out those who are not eligible and to not have any criteria would be like the "wide-open West." Sariah Daine stated that CDA residents should attend meetings related to these policies so that they can express how much they want to feel safe and be safe in their homes.

Rent Burden Preference

Augie Olvera stated that the CDA is interested in implementing a rent burden preference for Public Housing. A rent burden preference would allow those who are really struggling with rent to be served before serving those who are already receiving subsidized housing. If implemented for the Section 8 program, those already in Public Housing would be ranked further down on the Section 8 waiting list. Jody Franks stated that the rent burden preference would help more people in immediate need. Sariah Daine believes the rent burden preferences is a good idea and she recommends language that would not allow the preference to go to those who are purposely setting themselves up for a rent burden.

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

2013 PHA Annual Plan - VAWA Report

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

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

2013 PHA Annual Plan - Challenged Elements

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