

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																							
A.1	PHA Name: Community Development Authority, City of Madison PHA Code: WI-003 PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2023 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>766</u> Number of Housing Choice Vouchers (HCVs): <u>2,073</u> Total Combined Units/Vouchers 2,839 PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" data-bbox="167 1564 1448 1738"> <thead> <tr> <th data-bbox="167 1564 441 1633">Participating PHAs</th> <th data-bbox="441 1564 573 1633">PHA Code</th> <th data-bbox="573 1564 872 1633">Program(s) in the Consortia</th> <th data-bbox="872 1564 1144 1633">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1564 1448 1633">No. of Units in Each Program</th> </tr> <tr> <th colspan="4"></th> <th data-bbox="1144 1633 1289 1667">PH</th> <th data-bbox="1289 1633 1448 1667">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1667 441 1738">Lead PHA:</td> <td data-bbox="441 1667 573 1738"></td> <td data-bbox="573 1667 872 1738"></td> <td data-bbox="872 1667 1144 1738"></td> <td data-bbox="1144 1667 1289 1738"></td> <td data-bbox="1289 1667 1448 1738"></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						PH	HCV	Lead PHA:					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																				
				PH	HCV																			
Lead PHA:																								

B.	Annual Plan Elements
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Grievance Procedures. ☒ ☐ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☒ ☐ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <u>Housing Needs</u> The CDA relies on a number of resources to identify the greatest needs for assisted housing. These resources include the City of Madison's Consolidated Plan, Impediments to Fair Housing report, and Madison's Biennial Housing Report, as well as CDA vacancy and wait list data. In formulating its Consolidated Plan, the City of Madison takes into consideration U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, received from the U.S. Census Bureau's American Community Survey (ACS). The City of Madison 2020-2024 Consolidated Plan includes City goals, which have an overarching purpose to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City of Madison's low- to moderate-income households. Economic development and employment needs relate primarily to the need to enhance neighborhood vitality through support for additional employment opportunities and support for new and existing businesses. Neighborhood needs relate primarily to strengthening and enhancing the health of neighborhoods through support for strategic investments in community assets and amenities, as well as other planning and revitalization efforts. The City of Madison's housing needs revolve primarily around the high cost of housing and need for additional affordable housing. While housing quality, race, and non-housing factors play a role in the City's housing needs, housing cost burden is by far the leading challenge in the market. Moreover, the limited supply and rising cost of housing contributes to homelessness and racial inequity in housing. An overview of the Housing Needs Assessment is as follows. • The 2010 Census shows Madison has a population of 233,209 individuals and 102,516 households. The 2013-2017 American Community Survey (ACS) data show that 35.1% of City of Madison households are single-person households. The same data shows that 25.6% of owner households are single-person households and that 43.7% of renter households are single-person households. Approximately half of all City of Madison renter households are housing cost burdened, paying more than 30% of monthly income toward housing expenses. • Housing needs are overwhelmingly driven by a mismatch between income and housing costs, resulting in high levels of housing cost burden. Housing cost burden is prevalent among non-family renter households with income below 30% of Area Median Income (AMI). The City of Madison considers households with severe housing cost burden (housing costs over 50% of household income) to be at-risk populations. The 2022 HUD Area Median Family Income (HAMFI) for the Madison, Wisconsin, area is \$118,700 for a family of four (4). • After cost burden, the next largest challenge facing the housing market is overcrowding. In the rental market, this is most common in single-family households with incomes below 30% of AMI. • The City of Madison does not have an accurate estimate of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

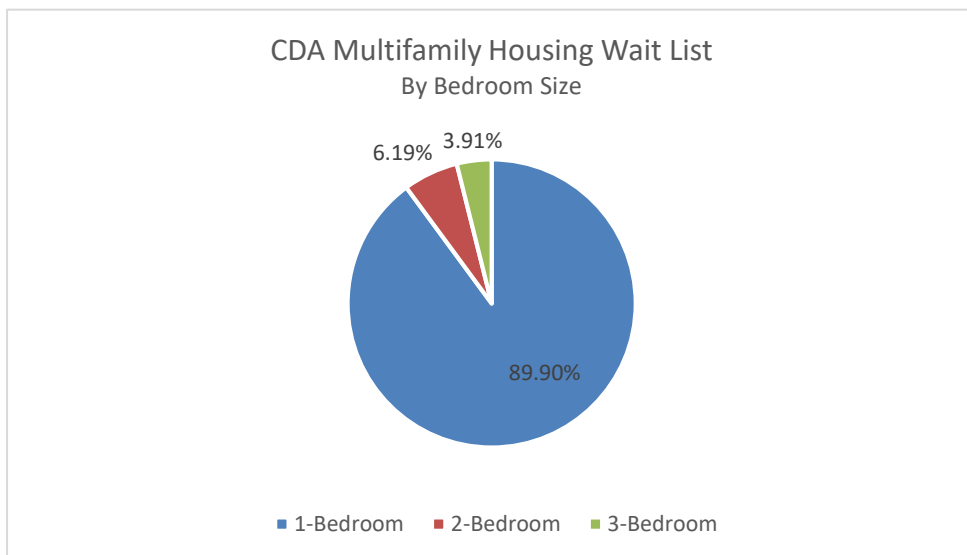
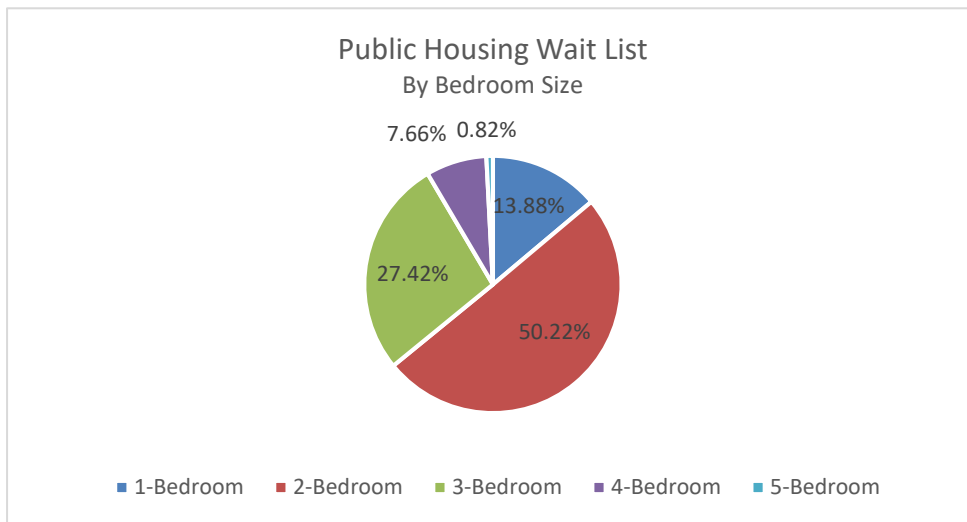
- The City of Madison housing market is predominantly composed of White households, with small but significant Black, Asian, and Hispanic populations. Some populations, particularly American Indian, Alaskan Native, and Pacific Islander populations, are very small and therefore difficult to measure. According to the CHAS data, race and ethnicity appear to influence housing opportunities, particularly as income increases.
- For households with incomes under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with incomes above 50% of AMI, African American and Asian households have significantly lower rates of housing problems than White and Hispanic households.
- For households with incomes under 30% of AMI, the vast majority of households have one or more severe housing problems, regardless of race or ethnicity. However, for households with incomes above 30% of AMI, Hispanic households, and to a lesser extent, Asian Households, have significantly higher rates of severe housing problems.
- Populations of person of color are concentrated in both the north and south regions of the City of Madison, which roughly correspond with areas of high concentrations of housing cost burden. According to the CHAS data, race and ethnicity appear to influence housing cost burden. Black, Asian, and Hispanic households all have significantly higher rates of cost burden and severe cost burden than White households. Black households in particular have extremely high levels of housing cost burden, with over 50% of households affected.
- Hispanic households continue to have relatively high levels of housing problems, regardless of income. Black households have relatively low levels of housing problems when compared to their peers by income, but they have significantly higher levels of housing cost burden when viewed as a whole.
- There were 2,002 households experiencing homelessness in 2017 – 2018, of which 1,641 were single adults and 261 were households with children. In 9% of these homeless households, a veteran is the head of household. The homeless population is largely non-white. This is especially true for families with children experiencing homelessness, where 79% are non-white. For individuals without children experiencing homelessness, the percentage of non-white is 53%.
- The 2010 census stated that 22,383 people (or 9.6% of the Madison population) were of age 65 and over. Seventeen percent (17%) of the population over 60 years of age was 85 years of age and older, a commonly used measure for “frail” elderly.
- According to the 2013-2017 ACS estimate, the 2017 national average for adults age 18 to 64 with at least one disability was 10.3%. This compares to 6.6% for residents of the City of Madison. The breakdown by type of disability for adults age 18 to 64 in the City of Madison was as follows:
 - Hearing: 2,071
 - Vision: 1,607
 - Cognitive: 5,726
 - Ambulatory: 4,431
 - Self-Care: 1,954
 - Independent Living: 4,244
- The Wisconsin Department of Health Services reported that between 1982 and 2016, there were 1,075 total cases of HIV infection, including 772 HIV cases and 197 AIDS cases (an additional 106 cases did not have specific information on disease status), in Dane County. In 2017, there were 856 people living with HIV. These accounted for 12% of the documented HIV cases in Wisconsin.
- The CDA is able to meet the current Section 504 needs of its Public Housing participants with the accessible units available within its housing portfolio. Voucher holders who need accessible units have been able to find what they need in the private market. No vouchers have been returned to the CDA due to the lack of available accessible units.
- The most immediate needs of CDA Public Housing and Section 8 voucher participants are supplemental income, medical and mental health services, and support. The majority of participants are in the extremely low-income category and need a variety of services and support systems.

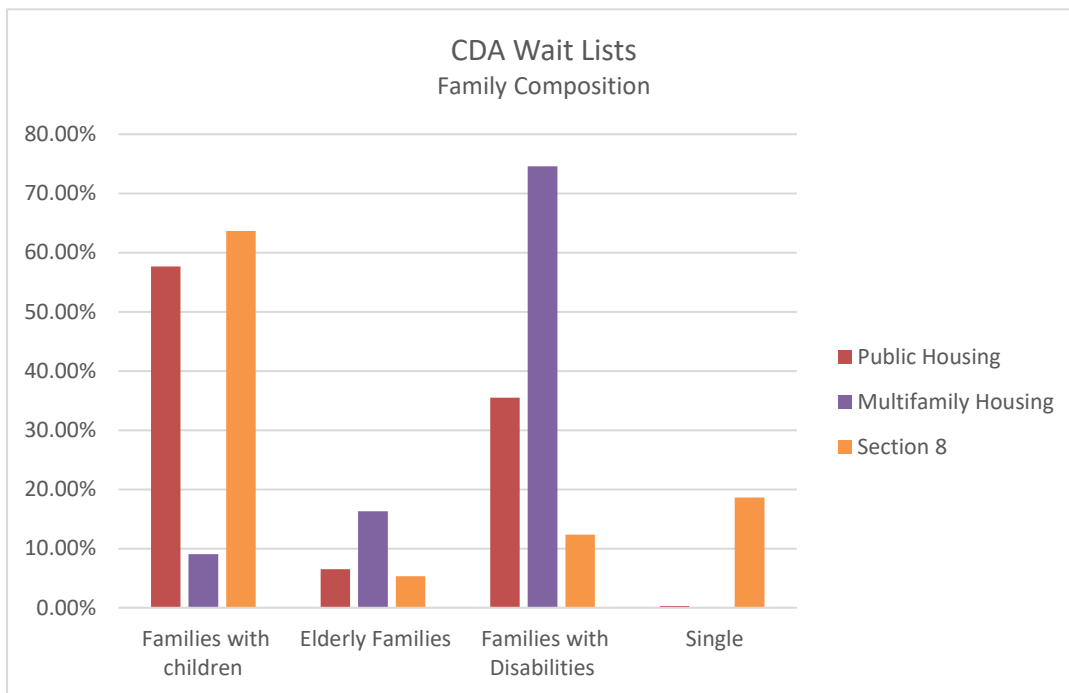
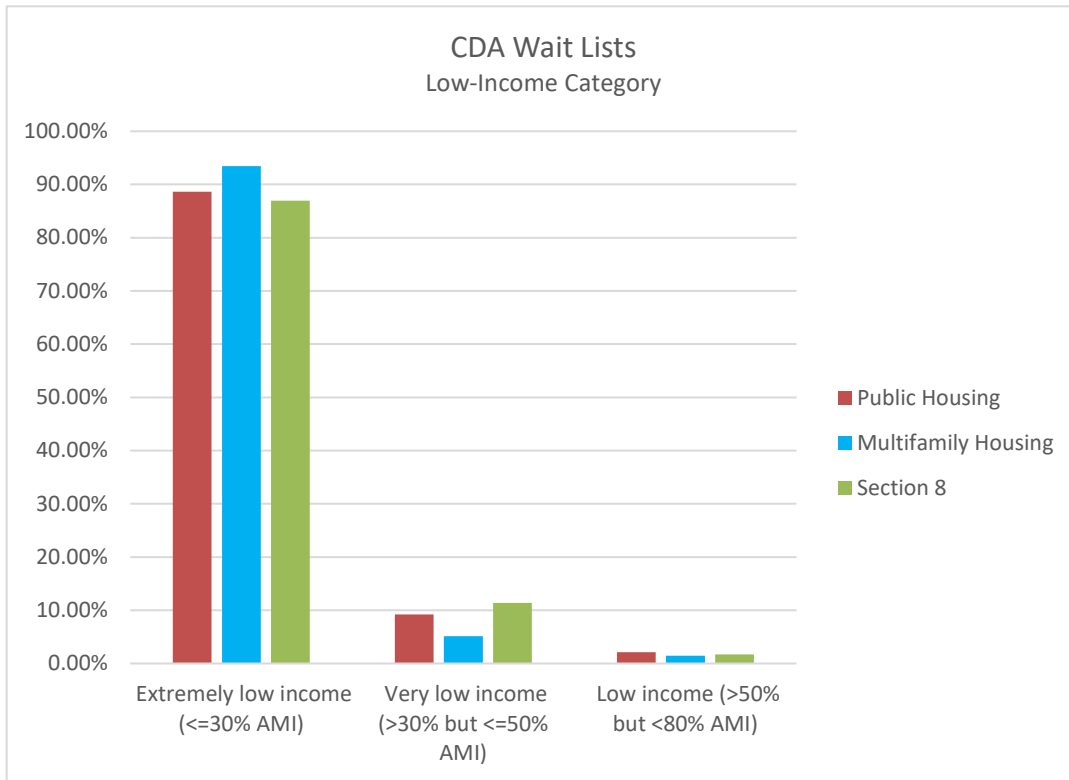
CDA Housing Wait Lists

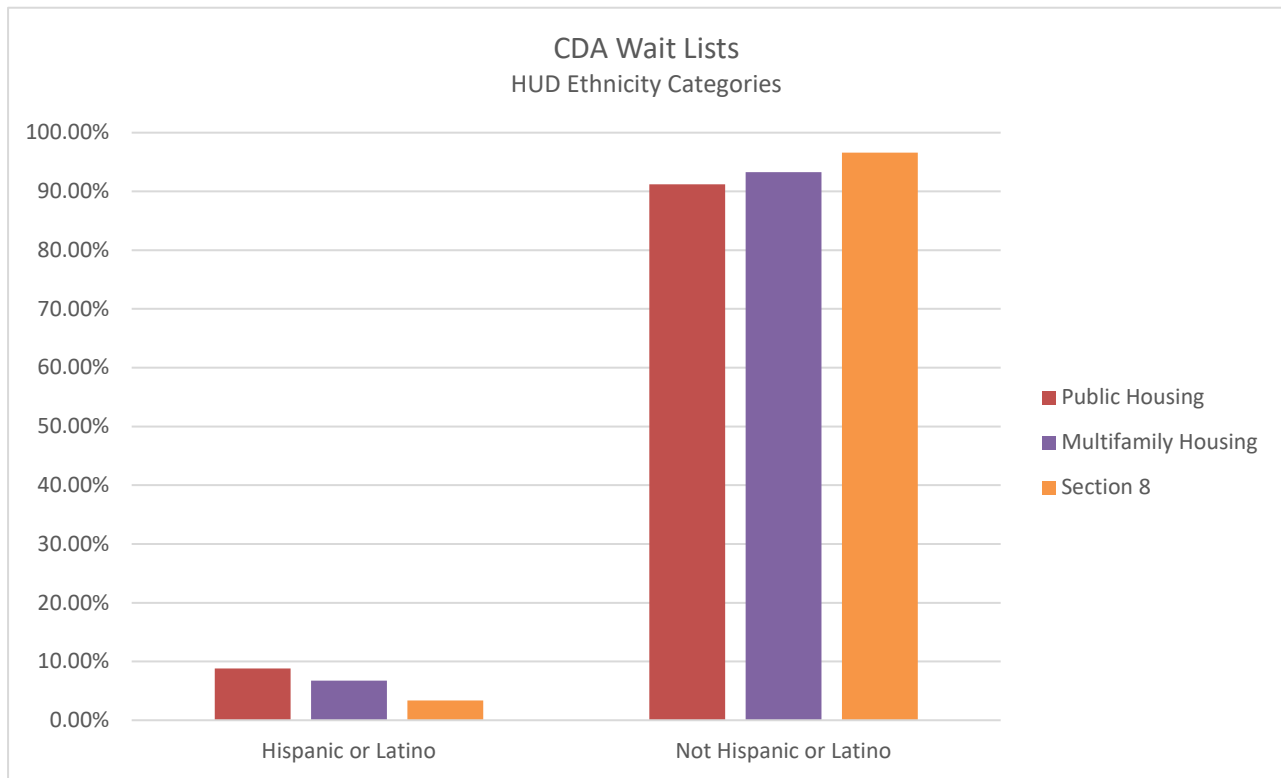
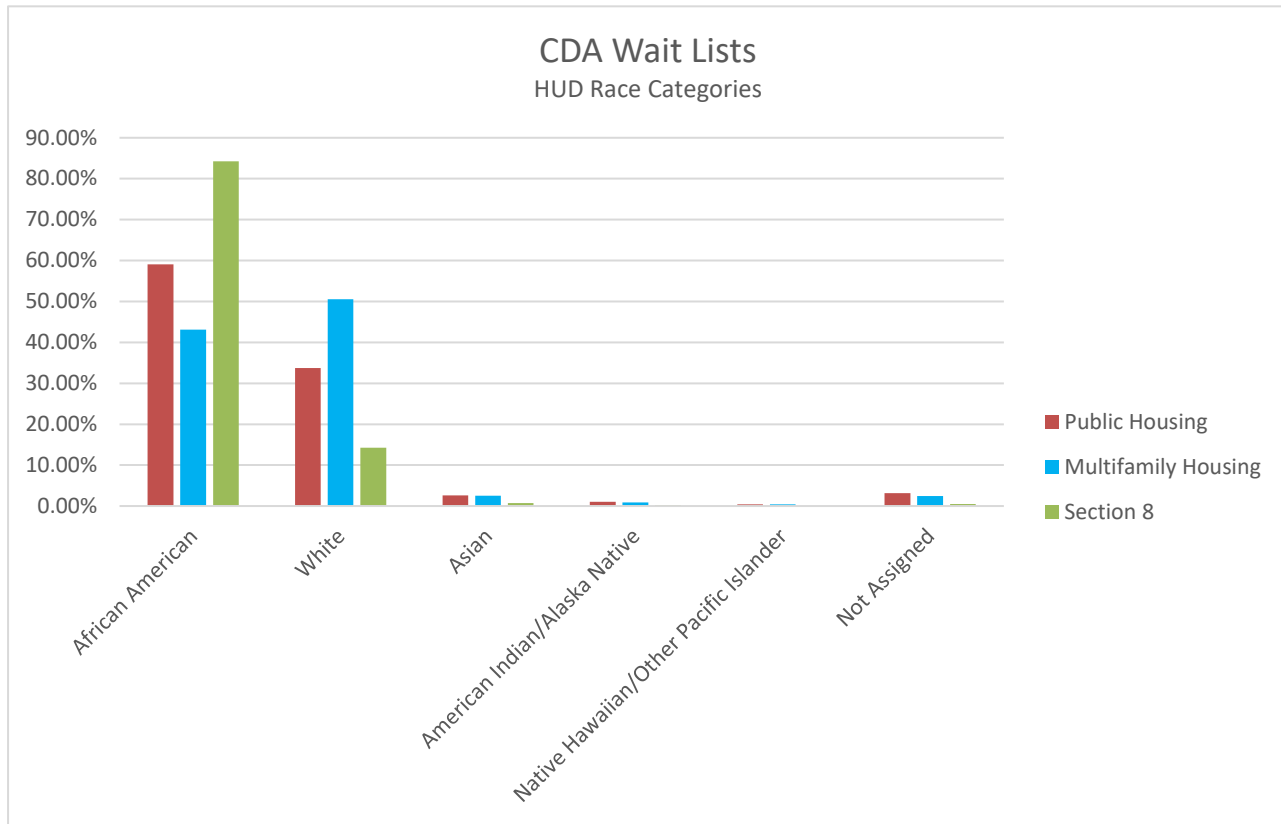
The CDA maintains a wait list for its Public Housing, Multifamily Housing, and Section 8 Housing Choice Voucher Programs. CDA wait list statistics include income, family composition, race, and ethnicity categories. Combined, 92% of CDA wait list applicants fall into the extremely low-income category, 63% are African-American households, and 6% are Hispanic or Latino households.

After closing its Section 8 wait list in 2014, the CDA re-opened the wait list on March 26, 2020 for individuals and families who have a Section 8 Mainstream preference, and on September 27, 2021 for Emergency Housing Voucher referrals. There are currently 420 applicants on the Section 8 wait list, which has no bedroom size assignment per HUD regulations. The Public Housing and Multifamily Housing wait list continue to remain open for elderly, disabled, and families with minor children.

CDA Wait List Statistics as of 6/06/2022 are presented below:







Deconcentration Policy

The CDA will determine the average income of all families in all covered developments on an annual basis. The CDA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis. For developments outside the Established Income Range (EIR) the CDA will take the following actions to provide for deconcentration of poverty and income mixing:

- Provide incentives to encourage families to accept units in developments where their income level is needed, including rent incentives or added amenities. The CDA may offer one or more incentives for a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner
- Identify any impediments to fair housing within the program and use affirmative marketing plans to encourage families to accept units in developments where their income level is needed
- Target investment and capital improvements toward developments with an average income below the established income range (EIR) to encourage families with incomes above the EIR to accept units in those developments
- Skip a family on the waiting list to reach another family with income above the EIR. Skipping families for deconcentration purposes will be applied uniformly to all families. A family will have the sole discretion whether to accept an offer of a unit made under the CDA's deconcentration policy. The CDA will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the CDA's deconcentration policy. However, the CDA will uniformly limit the number of offers received by applicants [and transfer families] as described in the CDA's Admissions and Continued Occupancy, Tenant Selection, policy
- Assign transfers for a designated project that will contribute to the CDA's deconcentration goals
- Provide other strategies permitted by statute and determined by the CDA in consultation with the community through the annual plan process to be responsive to local needs and CDA strategic objectives

Financial Resources

CDA Financial Resources		
Sources	Planned \$	Planned Uses
Federal Grants (2022)		
➤ Public Housing Operating Fund	\$1,489,727	
➤ Public Housing Capital Fund	\$1,913,865	
➤ Section 8 Housing Assistance Payments	\$18,125,000	
➤ Section 8 Administrative Fund	\$1,430,000	
➤ Multifamily Housing Assistance Payments	\$590,877	
➤ Section 8 Family Self-Sufficiency Grant	\$ -0-	Section 8 FSS Program Services
➤ Multifamily Housing Service Coordinator Grant	\$176,661	Multifamily Resident Services
➤ Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)	\$81,951	Public Housing Resident Services
Prior Year Federal Grants (Unobligated Funds Only)	\$ -0-	
Public and Multifamily Housing Dwelling Rental Income	\$3,977,151	Public Housing and Multifamily Housing Operations
Other Non-Dwelling Income	\$325,304	Public Housing and Multifamily Housing Operations
Non-Federal Sources	\$ -0-	

CDA Substantial Deviation Criteria - Significant Amendment or Modification

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

Operation and Management

Public Housing Admissions and Continued Occupancy Policies (ACOP)

A Public Housing Authority's ACOP describes the policies the Housing Authority has adopted. Public Housing program regulations specify the policy areas that must be covered in the ACOP. Periodically, The U.S. Department of Housing and Urban Development (HUD) amends these regulations and requires new ACOP requirements. The CDA's ACOP cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions made to the CDA's ACOP bring the ACOP in compliance with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the ACOP is user-friendly. Proposed changes to CDA policy within the ACOP are as follows:

1. Site Based Wait Lists

Public Housing Authorities may adopt one community-wide waiting list or site-based waiting lists. The CDA currently maintains one centralized, master waiting list, divided into sub-lists by bedroom size, where applicants cannot dictate their preferred location, but are provided with two development offers. The CDA routinely sees both offers being rejected while CDA Staff have invested a significant amount of time conducting an eligibility screening and verification process. Eligible applicants, who elect not to move-in to Public Housing, note location as the common reason for turning down the unit offer. The CDA intends to replace its centralized waiting list system with site-based waiting lists, as approved by HUD through the Annual Plan process. [4-8]

Implementing site-based waiting lists will ensure that all applicants who express an interest in CDA Public Housing are given an equal opportunity to select the housing development where they wish to reside. Other benefits of site-based waiting lists include residential choice with respect to building, development, or neighborhood; disadvantaged applicants will no longer be forced to take the least desirable placements; and unit turnover will be reduced due to resident satisfaction with their choice of housing. The separate, site-based waiting lists are noted below as specific to each CDA site development:

CDA Site-Based Waiting Lists Public and Multifamily Housing Programs City of Madison					
Region (0 - 1 Bedroom)			Region (2 – 5 Bedroom)		
Central	East	West / Southwest	Central	East	West/Southwest
Brittingham	Tenney Park	Fisher	Parkside ◇	Truax Park	Baird
Gay Braxton	Truax Phase 2	Romnes		Truax Phase 1 ★	Britta Park
Karabis ◇	Wright Street			Truax Phase 2	Chester
Parkside ◇				Webb Rethke	Frazier
				Williamson	West Scattered
				Wright Street	
◇ Multifamily Housing					
★ Public Housing and Section 8 Project-Based Assistance					

In implementing site-based waiting lists, the CDA will:

- Provide applicants with complete information about all the sites, including their location, number of units, size and type of units, amenities, and average length of wait time to receive a unit offer;
- Provide for full disclosure to each applicant about any housing options within the CDA's inventory, including sites which feature units with accessible features;
- Maintain site-based waiting lists within a centralized database at the CDA Central Office to prevent disparate treatment, ensure consistent eligibility screening, and to comply with records management requirements;
- Maintain each site-based waiting list to account for different bedroom sizes;
- Organize each site-based waiting list based on date and time of application, awarded preferences, need for accessibility features, and family size;
- Ensure consistency with all applicable civil rights and fair housing laws and regulations;
- Ensure that adoption of the site-based waiting lists will not violate any court order or settlement agreement or be inconsistent with a pending civil rights complaint brought by HUD;
- Conduct affirmative fair housing analysis of each waiting list, and affirmatively further fair housing by marketing each site-based waiting list to groups least likely to apply for Public Housing;
- Provide for ongoing-review of its site based waiting lists policy to determine if it is consistent with civil rights laws and certifications; and
- Include as part of its annual plan, an assessment of changes in racial, ethnic or disability-related tenant composition at each CDA site that may have occurred during the implementation of the site-based waiting list based on multifamily tenant characteristics occupancy data derived from HUD Form 50058 reporting. [4-8 and 4-9]

Prior to converting to site-based waiting lists, the CDA will obtain the site preferences of current waiting list applicants through a waiting list update notice, which will provide information about each site. Applicants who do not respond, will be placed on all the site-based waiting lists for the bedrooms size currently assigned in the CDA's centralized waiting list. New applicants will be given an opportunity to select developments.

As applicants reach the top of a site-based waiting list, they will be contacted to determine if they are interested in moving forward with an eligibility determination for an offer at that site, or if they wish to decline that location and remain on any other site-based wait lists for which they already applied for. An applicant who declines the first available offer, will be removed from that development waiting list. [4-9]

Through site-based waiting lists, applicants have greater choice of units. Therefore, approved applicants for a particular site will be given one offer, unless the applicant has good cause for refusing the unit offer. Types of good cause refusal of a unit offer include but are not limited to:

- The applicant is unable to accept the unit, because they have an existing lease commitment, as verified by the CDA.
- The applicant cannot move into the unit due to a verified hospitalization.
- The unit being offered does not meet the applicant's verified disability related need. [4-9]

Units available will be occupied in accordance with the CDA's occupancy guidelines and other goals, consistent with applicable Civil Rights requirements. An approved applicant of the right size in family composition would receive an offer of a unit before another family of an alternative size. [4-9]

The CDA shall remove applicants from waiting lists when an applicant has been housed by the CDA; the applicant requests their name be removed; the application is withdrawn or rejected; the applicant refuses an offer of housing without good cause; or the applicant fails to respond to CDA notice, or cancellation for failure to complete any part of the application process, or there is a non-response event such as a waiting list purge, mail returned, or failed attempt to contact by CDA Staff. [4-9]

Operation and Management

Section 8 Housing Choice Voucher Program Administrative Plan (Admin Plan)

The U.S. Department of Housing and Urban Development (HUD) requires all Public Housing Authorities to adopt and maintain a written administrative plan that establishes local policies for Section 8 program administration. The administrative plan must state the PHA's policies in those areas where the PHA has discretion to establish local policy. Periodically, HUD amends regulations applicable to the Section 8 program. The CDA's Section 8 Admin Plan cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions will bring the CDA's Section 8 Admin Plan current with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the Admin Plan is user-friendly. Proposed changes to CDA policy within the Admin Plan are as follows:

1. FUP Youth Assistance Expiration Preference

The Section 8 Family Unification Program (FUP) provides for a 36-month time limit on FUP youth vouchers. The CDA intends to create a wait list preference in the regular Housing Choice Voucher (HCV) program for persons whose FUP youth assistance is expiring and will have a lack of adequate housing as a result of their termination from the FUP program. In order to verify that an applicant should receive a FUP Youth Assistance Expiration preference, the CDA will verify with the PHA providing FUP assistance to determine expiration of assistance. [Page 4-12, 4-14 and 7-19]

2. Special Housing Types

Special housing types include single room occupancy (SRO), congregate housing, group homes, shared housing, cooperative housing, and manufactured homes where the family owns the home and leases the space, and homeownership [24 CFR 982.601]. A public housing authority (PHA) is not required to permit families receiving Section 8 assistance to use these housing types, but the PHA may permit a family to use any of the special housing types if needed as a reasonable accommodation for a person with disabilities. The CDA will allow a family to utilize the following special housing types:

Single Room Occupancy

Congregate Housing – Only as needed as a reasonable accommodation

Group Homes – Only as needed as a reasonable accommodation

Shared Housing – Only as needed as a reasonable accommodation

Cooperative Housing

Manufactured Homes, including manufactured home space rental

Homeownership [15-1]

3. FSHO FUP Youth Voucher Assistance Extension

The Fostering Stable Housing Opportunities (FSHO) amendments made changes to the FUP authorized under section 8(x) of the U.S. Housing Act of 1937 to provide eligible youth with an extension of FUP Youth voucher assistance for up to 24 months beyond the 36-month time limit of assistance. Therefore, the CDA will grant an extension of participation in the FUP voucher program to eligible FUP youth under the FSHA amendments if they are participating in a FSS program under section 23 of the U.S. Housing Act of 1937. In cases where the CDA is not enrolling new FSS participants or is carrying out an FSS program in which the youth has been unable to enroll, the CDA will provide the youth with an extension of FUP Youth voucher assistance for up to 24 months beyond the 36-month time limit of assistance if they:

- engaged in education, workforce development, or employment activities for at least 9 months of the 12- month period preceding the extension;
- are responsible for the care of a dependent child under the age of 6 or for the care of an incapacitated person;
- regularly and actively participate in a drug addiction or alcohol treatment and rehabilitation program; or
- are incapable of complying with the requirement to participate in an FSS program or engage in education, workforce development, or employment activities, as applicable, due to a documented medical condition. [19-8]

Homeownership Programs

The CDA continues to manage a Section 8 Housing Choice Voucher (HCV) Homeownership program, which allows families who are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. The CDA's HCV Homeownership program is available only to families who have been admitted to the CDA's HCV program. To participate in the HCV Homeownership program, the HCV family must meet specific income and employment requirements, be a first-time homeowner, and attend and satisfactorily complete a CDA approved pre-assistance homeownership and housing counseling program.

The CDA also intends to submit its draft Section 32 Homeownership Plan to HUD as approved by the CDA Board. The plan includes 12 scattered-site, single-family housing units, which would be available for purchase by low-income families. The CDA would use the proceeds of any sale for the provision of low-income housing or to benefit residents of the CDA through modernization or operation of existing public housing; development of public housing; funding of homeownership units; construction, rehabilitation and/or acquisition of dwelling units assisted by funds under Section 8; benefits to the residents of the CDA (e.g. job training, child care programs, service coordination); leveraging other funds to secure commercial enterprises on-site to serve public housing residents; funding shortfalls or other new allocations of vouchers under Section 8; and other housing assisted under the 1937 Act or benefits to the residents of the CDA, as approved by HUD. Proceeds may be leveraged with other funds so long as net proceeds are used on a pro-rata basis to fund only HUD-approved uses (e.g. low-income housing units). The CDA may also form partnerships with non-profit and private developers to increase the opportunities for affordable homeownership through community efforts that include for-sale affordable and mixed-income housing production.

Asset Management

In an effort to expand the supply and improve the quality of assisted housing, the CDA will:

- Assess its current inventory of Public Housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option
- Develop a site-by-site preservation strategy
- Maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties.
- Leverage private financing for developing new dwelling units within HUD guidelines
- Work with the Department of Housing and Urban Development to increase the number of occupied housing units in the CDA's portfolio, including re-occupying modernized and vacant units
- Convert Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program
- Demolish or dispose of obsolete Public Housing units and provide sustainable replacement housing
- Dispose of non-dwelling facilities and vacant incidental land where disposition does not interfere with continued operation of the remaining portion of the development

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ Hope VI or Choice Neighborhoods.
- ☒ ☐ Mixed Finance Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☒ ☐ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☒ ☐ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The CDA continues to assess its current inventory of housing to identify potential redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option. The CDA will continue to develop a site-by-site preservation strategy; and maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties. The CDA may leverage private financing for developing new dwelling units within HUD guidelines. The CDA intends to utilize Capital Funds for redevelopment when appropriate. The CDA intends to convert its Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program. A conversion may include some or all Public Housing units within the CDA's inventory.

The CDA may demolish or disposition one or more Public Housing units or an entire development or portion of a project if the CDA finds the unit(s) to be functionally obsolete as to physical condition, location, or other factors that would cause the Public Housing to be unsuitable for housing purposes, and no reasonable program modifications would be cost-effective to return the particular Public Housing unit(s) to a useful life. The CDA may also pursue demolition or disposition if changes in neighborhood or location adversely affects the health or safety of CDA residents or feasible operation by the CDA, and disposition will allow the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as lower income housing and that will preserve the total amount of lower income housing stock available in the community.

The CDA may disposition any non-dwelling facilities or land, when the CDA determines that the non-dwelling facilities or land exceeds the needs of the development; or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the development. Such disposition includes, but is not limited to administrative buildings, community buildings, excess non-dwelling property remaining from a RAD conversion, or excess non-dwelling property at a current development.

The CDA will focus on income generating opportunities and pursue renovation and rehabilitation of CDA Public Housing through available funding, including Capital Funds, Hope VI, Choice Neighborhoods, Tax Credit programs, and Rental Assistance Demonstration conversions or other available conversion options. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development.

The CDA's Long Range Planning Committee recommended redevelopment and/or replacement of existing CDA Public Housing, and the CDA will continue to follow those recommendations, as well as continue to identify sites for renovation or disposition. Potential sites for renovation and rehabilitation include, but are not limited to Truax, Baird Fisher, Webb Rethke, The Triangle, Romnes, and Scattered Site East and West Housing. Developments specifically targeted for new activities in 2022 include:

- Two (2) duplexes containing four (4) units of Public Housing located on Theresa Terrace (AMP 400) have been identified as functionally obsolete and remain vacant since 2015. The units are all of a 4-bedroom size and are located on two .50 acre, non-contiguous lots. These units have significant mold damage and do not meet HUD's total development cost (TDC) threshold. These units are located in a neighborhood with concentrations of poverty. As part of a strategy to create quality, low-income housing for residents in the existing neighborhood, the CDA intends to disposition these units to the Madison Revitalization and Community Development Corporation (MRCDC). In February of 2022, the CDA submitted a Section 18 application to HUD for disposition as scattered site housing. As soon as the CDA receives HUD approval, the CDA will secure zoning changes and develop the site with funding from the City of Madison to provide for affordable housing. CDA project-based vouchers may be set aside for the project if required by HUD.

- The City of Madison approved the redevelopment of Bayview Townhomes, which is owned by the Bayview Foundation, and is located adjacent to the CDA's Triangle Site Public Housing. The City has asked the CDA to transfer 0.21 acres of incidental, vacant land to the City of Madison to provide for an additional right-of-way for the creation of a new North-South street through the CDA's Triangle site between Regent Street and West Washington Avenue, to be known as La Mariposa Lane. The new street will aid in the future redevelopment of the CDA's Triangle site, and the CDA has determined that the dedication of the small strip of land does not interfere with continued operation of the remaining portions of the Triangle. The CDA intends to submit a Section 18 disposition application to HUD authorizing the conveyance of the strip of land, for below market value, as the new street provides a benefit for the residents of the Triangle. The service of off-street transportation improvements adjacent to the new street will serve both the CDA's properties as well as neighboring, low-income housing undergoing redevelopment by the Bayview Foundation. The new street does not coincide with the actual roadway, but is directly adjacent and is intended to provide improved off-street, non-motorized transportation connections through the larger Triangle area for Public Housing Residents who could not otherwise be accommodated solely on neighboring parcels. The disposition of the Public Housing vacant land will provide Triangle Residents with connections to parking areas, services, and the general Madison area, as the improvements include the replacement of an existing narrow sidewalk, that ends at a seldom-used exit door at Brittingham, with a new ADA compliant pedestrian pathway to be constructed North of Regent Street and to end at Braxton Place.
- The CDA intends to undertake repositioning and/or redevelopment of its Triangle Site housing portfolio (AMP 400). The portfolio consists of the following HUD subsidized housing:

Subsidized Housing	Address	Total Dwelling Units
<i>Public Housing (PH)</i>		
Gay Braxton Apartments	604 – 762 Braxton Place	60
Brittingham Apartments	755 Braxton Place	164
	Total PH	224
<i>Multifamily Housing (MFH)</i>		
Karabis Apartments	201 S. Park Street	20
Parkside Highrise	245 S. Park Street	83
Parkside Townhomes	802 – 824 W. Washington Avenue	12
	Total MFH	115
	Total Triangle Units	339

While well maintained over the decades, all of the Triangle buildings have begun to deteriorate and face significant costs to renovate to modern standards. As the buildings within the Triangle portfolio approach the end of their useful lives, the CDA expects that it will be most cost-effective to replace most or all buildings with new construction, while ensuring that each structure fits within a larger master plan and vision that meets the needs of current and future Triangle residents. In March of 2022, and through a RFP process, the CDA Board approved New Year Investments, LLC as the development partner and related consulting services for repositioning and/or redevelopment of the Triangle Site. The contract provides master planning services and assistance in leading a robust public and resident engagement process, and development of a financial plan and implementation strategy for the completion of site-wide redevelopment objectives at the Triangle. Detailed planning will include a phased, long-term approach that will replace or substantially upgrade every unit at the Triangle within the next 5 – 10 years. A prime role of New Year Investments is to identify all funding, as well as leveraging opportunities and legal structures needed to create a financially viable, affordable housing plan compliant with HUD Asset Repositioning Programs, including, but not limited to Choice Neighborhoods, Tenant Protection and Project-Based Vouchers, Public Housing Closeout (ACC termination), Section 18 Disposition/Demolition, Rental Assistance Demonstration (RAD), and RAD/Section 18 Blend. The detailed planning is expected to include:

1. Creation of Vision and Master Plan, including public and resident engagement.
2. Creation of Financial plan, including securing necessary funding (i.e. Low-income Housing Tax Credits, New Market Tax Credits, and other sources).
3. Implementation, including securing all necessary permits, reviews, and approvals; developing a construction strategy and development implementation schedule; hiring and identifying construction contractors; and securing necessary HUD approvals.

During the summer of 2022, the CDA started the Resident engagement process and completed large group briefings, as well as a Resident survey, with a met goal of obtaining 100 surveys. The next phase of engagement involves individual focus groups for each building at the Triangle Site. A community survey has been conducted with outreach to the broader resident and business community with 75 responses. The site master plan and redevelopment financing plan are expected to be completed by 2023, so that the CDA may submit a Low-Income Housing Tax Credit application to the Wisconsin Housing and Economic Development Authority (WHEDA) for the first development phase.

- 12 single-family homes within the CDA's West Site (AMP 300) inventory have been identified for disposition. The CDA reviewed several strategies for low-income homeownership, including the Section 32 homeownership program and Section 18 disposition to a non-profit provider of low-income homeownership. On October 11, 2018, the CDA Board adopted Resolution No. 4298, which approves submission of a Public Housing Homeownership Plan to HUD. Under the plan, current low-income residents or other eligible buyers would have an opportunity to purchase these homes and realize the benefits of owning their own home. The CDA intends to update the homeownership plan and submit to HUD for approval along with other required documents (e.g. environmental review, appraisals, physical condition report, legal opinion, budget, and timetable).
- 48 units remain at Truax Park Apartments for development under AMP 200. These units were originally former Air Force family housing and are located in multi-story brick/concrete buildings located at 1, 3, 5, 7, 9, 11, 13 and 15 Straubel Court. These units are at the end of their useful life, with no elevator or air conditioning and limited amenities. The units are also not accessible. Therefore, the CDA will pursue a Section 18 application if the CDA can demonstrate the total development cost (TDC) of these units meets HUD's TDC limit. Pursuant to the CDA's Truax Master Plan and Site Development Study, these 48 units, along with 28 units at 1605 – 1671 Wright Street (known as "A" Site) may be repositioned through a Rental Assistance Demonstration (RAD) conversion.

The CDA will collaborate with HUD to increase the number of occupied Public Housing units in the CDA's portfolio, including re-occupying modernized and vacant units. Units undergoing modernization require the unit to become vacant to accomplish the capital improvements. Once the work (requiring the unit to be vacant) has been completed, the unit can be re-occupied by an eligible family.

With supporting data and where appropriate, the CDA may designate housing for elderly and/or disabled families.

As a subcomponent of the CDA's Section 8 tenant-based assistance program, the CDA has established a Section 8 Project-Based Voucher (PBV) program to further its overall housing strategy. The CDA will continue to use PBVs and explore options where PBVs may be used in developing affordable housing and for special needs housing. The CDA will also exercise a moratorium on the right to move under the PBV program, should Section 8 utilization reflect such need.

The CDA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are made. The CDA may pursue a Choice Neighborhoods grant or submit an application for other Capital Grant programs, including the Capital Fund Community Facilities Grants (CFCF) and the Capital Fund Emergency Safety and Security Program. If granted, CFCF would provide capital funds to the CDA for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and/or job training programs for CDA Public Housing residents. The CDA may also use CFCF program funds to rehabilitate existing community facilities that will offer comprehensive integrated services to help CDA Public Housing residents achieve better educational and economic outcomes resulting in long-term economic self-sufficiency. If granted, the Capital Fund Emergency Safety and Security Program funds would provide the CDA with support in addressing safety and security threats posing a risk to the health and safety of Public Housing residents.

B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
B.5	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The CDA's 5-Year Plan for 2020 – 2024 provides the following strategic goals: Goal 1. Expand the supply of assisted housing Goal 2. Improve the quality of assisted housing Goal 3. Improve the quality of life for program participants Goal 4. Promote self-sufficiency and economic opportunity Goal 5. Maintain fiscally responsible operations and financial sustainability Goal 6. Provide highest quality of governance and services Goal 7. Ensure equal opportunity and further non-discrimination in CDA housing Goal 8. Violence Against Women Act (VAWA) compliance. The CDA's goals align with HUD and City of Madison goals and provide specific objectives and opportunities, which will enable the CDA to serve the needs of low-income families for the next five years. In 2021 and 2022, the CDA engaged in or completed the following initiatives:

Goal 1: Expand the supply of assisted housing**Objectives:**

- Reduce vacancies in Public and Multifamily Housing
- Increase or maintain funding
- Pursue partnerships with other agencies to provide additional assisted housing for qualifying families
- Improve Section 8 voucher lease up success rate and timing
- Provide homeownership programs for low-income families
- Effectively position existing CDA Public Housing portfolio for preservation
- Develop new dwelling units when feasible

Initiatives:

The CDA maintains an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to lease and manage 766 units of Public Housing. Section 9(g)(3) of the United States Housing Act of 1937 (Faircloth Amendment) sets the limit on the number of Public Housing units for which a public housing authority may receive Capital Funds and Operating Funds. The CDA was previously over the Faircloth limit by 8 units, due to the development of Truax Phase 2. In January of 2022, the CDA dispositioned 32 scattered site units of Public Housing, leaving 24 units set-aside for future use as Public Housing (766 – 24 = 742 ACC Units). The CDA's current inventory of Public Housing is as follows:

CDA Public Housing Unit Inventory				
Asset Management Project #	Project Name	General Occupancy Units	Non-Dwelling Units	Total ACC Units
AMP 200	East Site	159	3	162
AMP 300	West Site	266	3	269
AMP 400	Triangle Site	222	2	224
AMP 500	Truax Phase 1	47	0	47
AMP 600	Truax Phase 2	40	0	40
		734	8	742
Removed From Inventory				24
Faircloth Limit				766

On January 1, 2022, the CDA sold 32 units of scattered site Public Housing to the Madison Revitalization and Community Development Authority (MRCDC). The CDA was also awarded 32 Section 8 Tenant Protection Vouchers (TPVs) to replace the Public Housing subsidy with a Section 8 subsidy. The CDA converted the TPVs into Section 8 project-based vouchers and placed the PBVs at the property. The MRCDC is the non-profit entity of the CDA and will continue to maintain the units as low-income housing through a restricted use covenant.

Designated non-dwelling units provide space as approved by HUD for resident self-sufficiency activities and other activities, as well as for CDA property management office space. CDA non-dwelling unit space is currently occupied by Dane County Human Services Joining Forces for Families Social Worker, Truax Neighborhood Association, ROSS Grant Coordinator, Mentoring Positives, Triangle Health & Resource Center, and Triangle Ministry.

The CDA also maintains two Housing Assistance Payment (HAP) Contracts with the Wisconsin Housing and Economic Development Authority (WHEDA) to lease and manage 115 units of Multifamily Housing (Section 8 New Construction):

CDA Multifamily Housing Inventory			
Project Name	Assisted Units	Non-Dwelling Units	Total Units
Karabis Apartments	20	0	20
Parkside Apartments	94	1	95
	114	1	115

The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units if the construction of those units would result in a net increase in the number of units the Public Housing Agency (PHA) owned, assisted or operated as of October 1, 1999. Although the CDA is unable to increase the number of Public Housing units in its portfolio per HUD's Faircloth limit, the CDA can contribute to the supply of assisted housing by ensuring a high occupancy rate within its existing portfolio of assisted units. HUD's goal for occupancy is 98%. In 2021, the CDA's East Site developments, including Truax Phase 1 and Truax Phase 2, implemented initiatives to reduce vacancies and maintain high occupancy rates, as highlighted below:

Development	2019 Average Occupancy Rate	2020 Average Occupancy Rate	2021 Average Occupancy Rate	2022 Average Occupancy Rate (as of June 30, 2022)
East Amp 200	94.68%	98.29%	98.64%	97.43%
West Amp 300	95.68%	95.79%	94.25%	96.10%
Triangle Amp 400	97.95%	95.68%	93.64%	94.57%
Truax Phase 1 Amp 500	99.29%	99.82%	99.82%	99.65%
Truax Phase 2 Amp 600	99.38%	100.00%	100.00%	99.58%
Truax PBV Units	96.18%	94.10%	99.65%	99.31%
Parkside	98.35%	97.48%	92.19%	93.40%
Karabis	99.17%	93.33%	98.75%	94.17%

The CDA continues to administer housing assistance on behalf of low-income individuals and families through the Housing Choice Voucher (HCV) program. Under the program, the CDA pays a housing subsidy directly to the private landlord and the program participant pays the difference between actual rent charged and the amount subsidized by the program. An Annual Contributions Contract (ACC) between HUD and the CDA provides the CDA with funding for housing assistance. The following chart represents the CDA's ACC voucher baseline. The baseline increased to 2,073 in 2021, as the CDA received 69 Emergency Housing Vouchers:

ACC Voucher Baseline			
# of Vouchers	Housing Choice Voucher Section 8 Program	Award Date	Total Vouchers (Baseline)
Tenant Based Voucher – Starting Baseline			1,606
50	Family Unification Program	7/08/2009	1,656
35	Veterans Affairs Supportive Housing	8/06/2009	1,691
50	Family Unification Program	8/06/2010	1,741
25	Veterans Affairs Supportive Housing	7/14/2011	1,766
25	Veterans Affairs Supportive Housing	4/4/2012	1,791
25	Veterans Affairs Supportive Housing	8/01/2013	1,816
23	Veterans Affairs Supportive Housing	8/14/2014	1,839
21	Veterans Affairs Supportive Housing	4/01/2015	1,860
25	Veterans Affairs Supportive Housing (Project-Based Vouchers)	5/01/2016	1,885
6	Veterans Affairs Supportive Housing	9/01/2016	1,891
7	Veterans Affairs Supportive Housing	4/01/2018	1,898
12	Veterans Affairs Supportive Housing	3/01/2019	1,910
30	Oakwood Tenant Protection Voucher	3/01/2020	1,940
5	Veterans Affairs Supportive Housing	5/01/2020	1,945
45	Mainstream Voucher	7/01/2020	1,990
14	Mainstream Voucher	7/01/2020	2,004
69	Emergency Housing Voucher	7/01/2021	2,073

Voucher utilization is the degree to which the CDA uses available annual budget authority through leasing of Section 8 units. The more units that are leased, the greater amount of annual budget authority used. Managing utilization is a critical component of voucher program management. Significant under-leasing prevents families in need from participating in the Section 8 program and also causes the CDA to lose ongoing administrative fee income that is earned directly in proportion to the number of units under lease. The CDA's voucher utilization for 2021 and as of June 2022, is as follows:

2021 Housing Choice Voucher Utilization Report

	January	February	March	April	May	June	July	August	September	October	November	December
ACC Vouchers	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915
Total Funding Available (Monthly)	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000	1,366,000
Homeownership	41	42	42	41	41	41	40	40	40	37	40	40
Family Unification (FUP)	82	83	90	86	86	88	87	83	76	88	84	91
Portable Vouchers	81	58	58	60	95	40	33	17	27	25	30	19
Tenant Protection Vouchers	24	24	21	23	24	26	22	20	20	18	17	16
Veterans Affairs Supported Housing (VASH)	199	173	176	178	175	166	172	164	154	183	155	191
All Other Vouchers	1328	1325	1340	1308	1293	1263	1311	1345	1340	1361	1359	1358
Total Vouchers	1755	1705	1727	1696	1714	1624	1665	1669	1657	1738	1685	1715
Voucher Utilization Rate	92%	89%	90%	89%	90%	85%	87%	87%	87%	91%	88%	90%
Total Housing Assistance Payments (HAP)	1,305,963	1,261,238	1,282,702	1,261,134	1,275,840	1,221,009	1,248,596	1,264,608	1,256,510	1,317,937	1,270,217	1,296,318
HAP Utilization Rate	96%	92%	94%	92%	93%	89%	91%	93%	92%	96%	93%	95%
Per Unit Cost (PUC)	744	740	743	744	744	752	750	758	758	758	754	756
Project Based Vouchers Leased	197	183	195	184	184	180	186	170	174	185	176	172
Total Project Based Vouchers Available	202	202	202	202	202	202	202	202	202	202	202	202
PBV Utilization Rate	98%	91%	97%	91%	91%	89%	92%	84%	86%	92%	87%	85%

2022 Housing Choice Voucher Utilization Report

	January	February	March	April	May	June
ACC Vouchers	1977	1977	1977	1977	1977	1977
Total Funding Available (Monthly)	1,321,067	1,321,067	1,321,067	1,321,067	1,321,067	1,321,067
Homeownership	39	40	40	40	41	41
Family Unification (FUP)	87	87	87	87	87	90
Portable Vouchers	27	29	12	34	12	12
Tenant Protection Vouchers	28	61	43	45	44	41
Veterans Affairs Supported Housing (VASH)	176	195	173	177	169	199
All Other Vouchers	1408	1367	1356	1381	1338	1330
Total Vouchers	1765	1779	1711	1774	1691	1713
Voucher Utilization Rate	89%	90%	87%	90%	86%	87%
Total Housing Assistance Payments (HAP)	1,368,644	1,374,957	1,350,472	1,369,314	1,320,016	1,324,254
HAP Utilization Rate	104%	104%	102%	104%	100%	100%
Per Unit Cost (PUC)	775	773	789	772	781	773
Project Based Vouchers Leased	207	231	205	227	201	191
Total Project Based Vouchers Available	234	234	234	234	234	234
PBV Utilization Rate	88%	99%	88%	97%	86%	82%

The CDA continues to issue Section 8 vouchers to approved applicants who are referred to the CDA under the Family Unification Program (FUP), the Veterans Affairs Supportive Housing (VASH) Program, the Mainstream program and the Emergency Housing Voucher Program (EHV):

- The Family Unification Program (FUP) is focused at preventing family separation due to homelessness or lack of adequate housing, as well as to ease the transition out of foster care for aging-out youth who lack adequate housing. FUP referrals are provided to the CDA through an agreement with the Dane County Department of Human Services. The CDA currently has 100 FUP vouchers for utilization and maintains the following average FUP voucher utilization rates:

Section 8 Family Unification Program (FUP) Utilization		
Year 2020	Year 2021	As of June 30, 2022
74%	85%	88%

- The Veterans Affairs Supportive Housing (VASH) program provides rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The CDA currently has 209 VASH vouchers for utilization and maintains the following average VASH voucher utilization rates:

Section 8 Veterans Affairs Supportive Housing (VASH) Program Utilization		
Year 2020	Year 2021	As of June 30, 2022
79%	83%	87%

- The Mainstream program provides assistance to non-elderly persons with disabilities who are in permanent supportive housing or rapid rehousing. The CDA has partnered with the Road Home of Dane County and the Madison Tenant Resource Center to receive referrals for Mainstream. The CDA currently has 44 Mainstream vouchers under a HAP contract.
- The CDA received 69 Emergency Housing Vouchers (EHVs) in July of 2021. EHV's are tenant-based vouchers targeted to assist individuals and families who are experiencing homelessness or are at risk of homelessness, or who are a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking. The CDA has partnered with the Dane County Housing Authority and the Dane County Homeless Consortium to assist in qualifying families for EHV housing assistance through a direct referral process. The CDA currently has 14 EHV vouchers under a HAP contract.

The CDA also continued to administer Section 8 project-based voucher assistance to 234 units under the following PBV contracts:

Award Year	Organization	Program Criteria for Low-Income Households	PBVs Awarded
2006	Housing Initiatives	Housing with mental health supportive services	5
	Porchlight, Inc.	Homeless or formerly homeless	8
	Prairie Crossing	Allied Drive Neighborhood revitalization	20
	YWCA	Single Mom's with 1 or 2 children under the age of 4	8
2008	Revival Ridge	Neighborhood revitalization	36
2010	Burr Oaks	Senior affordable housing	30
	Truax Park	Truax Park Redevelopment Phase 1	24
2014	Pinney Lane	For Persons with Disabilities	8
	Porchlight at Truax	Truax Park Development Phase 2	8
	Rethke Terrace	Permanent supportive housing for homeless individuals	27
	Ridgecrest	Private redevelopment of distressed affordable housing	8
2015	Tree Lane	Permanent supportive housing for homeless families	20
2022	MRCDC	Formerly Public Housing Units	32
TOTAL			234

Section 8 payment standards also have an impact on Section 8 program utilization and must be monitored on a regular basis. Each year the CDA reviews its Section 8 payment standards taking into account the supply of rental housing available within the payment standards and the success rate of participating families finding suitable housing. HUD allows Section 8 payment standards to be between 90% and 110% of HUD's annual Fair Market Rents (FMR) for Madison, WI. The CDA completed a review of its payment standards in 2022 and determined that the payment standards needed to be increased to 105% of FMR to keep the payment standards within the basic range. The new payment standards will allow the CDA to assist the maximum number of families while allowing families to obtain suitable housing:

2022 CDA Housing Choice Voucher Program Payment Standards					
Effective July 1, 2022					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
HUD 2022 FMR	\$929	\$1,076	\$1,254	\$1,676	\$1,948
CDA Payment Standard	\$975	\$1,130	\$1,317	\$1,760	\$1,965

The CDA continues to support voucher mobility. For families who bring their vouchers from another jurisdiction, the CDA bills initial housing authorities for the assistance paid for incoming portable households. The CDA does this to preserve local voucher budget authority to serve families from the CDA waiting list. The CDA currently has no billings to initial housing authorities. Conversely, the CDA currently pays receiving housing authorities for 42 households who have ported out of the CDA's jurisdiction.

For homeownership efforts, the CDA continued to administer its Section 8 homeownership program, with a total of 60 families utilizing Section 8 assistance for mortgage expenses. The CDA intends to submit a Section 32 Homeownership Plan to the HUD Special Applications Center. The plan will include 12 scattered-site housing units currently within the CDA's West Site (AMP 300), and the Plan would make Public Housing single-family dwellings available for purchase by low-income families, including Public Housing and Section 8 families.

The CDA continues to work on repositioning Public Housing and increasing assisted housing units through the disposition of four units of Public Housing located at Theresa Terrace. The CDA has entered into a contract with an architect for concepts and designs geared toward increasing the unit count at the property to at least eight (8) units. The CDA intends to sell these units to the MRCDC for redevelopment as part of a strategy to create quality, low-income housing for residents in the existing neighborhood. In October of 2020, The CDA Board of Commissioners approved a resolution to complete the HUD disposition application process, and a Section 18 disposition application was submitted to HUD on February 27, 2022.

Upon completion of the Triangle Monona Bay Neighborhood Plan, the CDA has begun to address any possible redevelopment of its Triangle site, which includes both Public Housing and Multifamily Housing. Through a Technical Assistant grant in 2020, CDA Staff met with a HUD consultant to review options for redevelopment. The CDA has obtained a Developer-Partner, New Year Investments, LLC., who will work on creating the CDA's phased Master Plan and Financial Plan. The overall goal is to replace or upgrade all of the units at the Triangle for sustainable low-income housing. The CDA has started the Resident engagement process and the CDA may be applying for Low-Income Tax Credits once the Master Plan has been completed.

The CDA is an active participant in the City of Madison's Interagency Housing Team, which focuses on affordable housing strategies.

Goal 2: Improve the quality of assisted housing**Objectives:**

- **Renovate and/or modernize Public Housing and Multifamily Housing units**
- **Pursue energy efficiency improvements**
- **Identify and implement sustainable practices to minimize impacts on the environment**

Initiatives:

The CDA strives to achieve HUD Physical Assessment Subsystem (PASS) scores of no less than 35 points. The purpose of the PASS is to determine whether public housing units are decent, safe, sanitary and in good repair, and to determine the level to which the CDA is maintaining its public housing in accordance with housing condition standards. Physical inspections are conducted each year by independent, HUD-contracted inspectors in accordance with HUD's Uniform Physical Condition Standards (UPCS). The assessment of each CDA development involves inspection areas of site, building exterior, building systems, common areas, and dwelling units. HUD suspended inspections in 2020 due to COVID-19 with 2019 PASS score carrying over. In 2021, HUD provided a COVID waiver on inspections and notified the Housing Authorities that inspections would commence, effective June 1, 2021. However, HUD has only inspected the CDA's East Site (AMP 200). CDA PASS scores are as follows:

	2019 PASS Score	2020 PASS Score	2021 PASS Score	2022 PASS Score
East Site	19.2	19.2	COVID Waiver	24.0
West Site	34	34		Pending inspections
Triangle Site	35.2	25.2		
Truax Phase 1	29.2	29.2		
Truax Phase 2	34.8	34.8		

Evaluating the long-term physical needs of Public Housing property helps the CDA in making decisions about the viability, positioning, and obsolescence of the property. The Green Physical Needs Assessment (GPNA) is a HUD requirement of all Housing Authorities and includes the completion of a Physical Needs Assessment (PNA) and an Energy Audit (EA) once every 5 years. In 2020, the CDA completed and submitted to HUD its PNA and EA through HUD's Green Physical Needs Assessment (GPNA) Tool:

- The PNA is a systematic review of all the major physical components of the CDA's Public Housing property and is used to develop a long-term plan for addressing the costs of replacement of the components as they wear out.
- The EA is a standardized, practical approach in identifying cost effective energy conservation measures and reducing both capital and operating costs. The EA reviews project costs, savings, and payback periods related to a variety of energy conservation measures, including reduction in utility and energy consumption. The EA may include "green measures" that do not save energy, but may provide information on environmental or potential health benefits of green measures, such as air quality and pest management.
- The Green Physical Needs Assessment (GPNA) Tool was developed by HUD and provides an instrument for the CDA to record and organize PNA data. The GPNA serves as a beginning point for other types of evaluations, such as preventative maintenance plans, marketing studies, health and safety evaluations, appraisals, replacement reserve studies, or a number of other real estate analyses. The GPNA is intended to reflect life cycle cost covering a 20-year period.

The CDA maintains approximately 1,200 trees on its Public Housing property. An Ash tree inventory in 2019 revealed 105 Ash trees at risk and needing removal. The CDA, in partnership with the Urban Tree Alliance (UTA), obtained a cost-share grant from the Wisconsin Department of Natural Resources (DNR) for the purpose of creating a tree management plan. Under a phased plan, the high-risk trees were removed with new trees planted. From 2019 to 2020, 42 trees were removed and 85 new trees were planted. Remaining high-risk trees are to be removed and the CDA expects to plant additional trees. Tree planting is being organized and completed by UTA and volunteers from the Madison Area Technical College's Urban Forestry Program. The DNR Grant has been extended through 2022.

The CDA continues to participate in the Madison Gas & Electric (MGE) Shared Solar program. Through the program, the CDA is able to reserve a portion of the electricity produced from the Share Solar arrays with a stable electric rate for the next 25 years. The Program involves an up-front participation fee and paying MGE's established rate for the solar energy. The CDA entered into a Memorandum of Understanding with RENEW Wisconsin, Inc. who paid the CDA's share of up-front participation fees. Participation in the Shared Solar Program will allow the CDA to offer the benefits of cost-effective, locally generated solar energy to the residents of Romnes and Karabis Apartments without installing solar on the property. The CDA applied for a State of Wisconsin grant for solar energy at Truax Park Apartments. Although the grant was not awarded, the project is expected to take place in 2024 through the City of Madison.

Goal 3: Improve the quality of life for program participants

Objectives:

- **Ensure CDA supportive services, and housing and unit types, meet the needs of the evolving population**
- **Through policy and partnerships, create vibrant living environment initiatives to ensure CDA developments are healthy and safe places to live**
- **Improve resident services across CDA programs and housing communities**
- **Increase the number of residents who can affordably access the internet**
- **Create a lasting social impact through support of resident associations, a thriving resident advisory board, and resident voice**

Initiatives:

The CDA continues to follow local public health department and City of Madison recommendations as related to the COVID-19 virus. The CDA re-opening its offices to the general public on July 6, 2021. Customers are now provided with choice in how they conduct business with the CDA, including via phone, email, mail, virtually, or a locked drop box located at each CDA office. CDA Service Coordinators continued to check-in on residents and to provide resources such as food, mental health referrals, and rental assistance programs. CDA Maintenance Staff continue to respond to emergency and non-emergency work order requests. Other important CDA functions continue, including admissions, eligibility, and apartment turns. CDA Staff continue to prioritize and process a large volume of interim re-exams for all housing programs, which reflect adjustments to rent. CDA residents are encouraged to report any changes in income as quickly as possible in order for staff to process these changes timely. Property Managers create repayment agreements with any resident who has not paid rent, and residents are being connected to Dane County CORES rental and utility assistance. Upon the CARES Act being passed by the United States Congress on March 27, 2020, the CDA Board authorized the suspension of late lease payment fees for Public Housing residents through June 30, 2022.

The CDA continues to maintain two (2) HUD Multifamily Housing Service Coordinator grants, which includes two (2) Resident Service Coordinators at the CDA's Triangle Site. The Resident Service Coordinators assess the needs of elderly and disabled residents and coordinate available supportive services to improve living conditions, so that those residents can continue to live in place, independently. A Public Housing funded Tenant Services Aide was also hired in 2020 to service Public Housing tenants at the CDA's West Site.

To further its mission to provide decent, safe, and sanitary housing to low-income residents of the City of Madison, the CDA continues to maintain the newly created public safety and security program at its Public Housing and Multifamily Housing properties. The CDA's professional security contractor provides on-site security services.

Public Housing utility allowances are reviewed and updated annually as required by HUD.

The CDA Resident Advisory Board (RAB) met twice in 2021 to review the CDA's 2022 Annual Plan and Capital Funds Plans. The RAB met again on March 30, 2022 to provide feedback on parking, Triangle Site Redevelopment, and the addition of LaMariposa Lane at the Triangle Site. The CDA was unable to conduct more frequent RAB meetings in 2022 due to COVID-19 constraints.

The CDA participated in the ConnectHome expansion program in 2022 utilizing available grant funds. 100 devices were given out to CDA Public Housing Residents with two years of ISP service provided on the devices. Residents have been able to keep their devices as distributed through the program. The CDA continues to provide information to residents about low cost internet as provided by the new Federal Communications Commission Affordable Connectivity Program (ACP). The ACP opened on December 31, 2021, is available to those who participate in the Public Housing Program, and also provides devices. Eligible households can enroll through participating broadband providers or by submitting an application directly to the ACP.

Goal 4: Promote self-sufficiency and economic opportunity**Objectives:**

- **Increase the number of employed persons in assisted housing**
- **Support resident capacity-building and self-sufficiency initiatives to help residents meet their own goals**
- **Provide and attract supportive services to increase independence for elderly or disabled households**
- **Create a Section 3 Resident Employment & Opportunity Program**

Initiatives:

The CDA continues to maintain a Section 8 Family Self-Sufficiency (FSS) program in partnership with the Dane County Housing Authority and with services provided by the Community Action Coalition for South Central Wisconsin. The CDA's goal is to support 13 families through the FSS program. In 2021, there were two (2) new families added to the FSS program. Although a program participant may fail to meet the obligations under the FSS program, the CDA is prohibited from terminating the family's Section 8 assistance based on the outcome of FSS participation. Since the program began in 2010, FSS activity is as follows:

Total FSS Activity	Currently Active in FSS	Completed FSS Program	Terminated from FSS
53	12	9	32

The CDA continues to maintain its Resident Opportunity and Self-Sufficiency (ROSS) grants. A ROSS Service Coordinator continues to provide supportive services for self-sufficiency to residents of the CDA's East and West Site developments. Successes and highlights for 2022 include:

- Facilitated a COVID-19 vaccine clinic in collaboration with Dane County Public Health, at both Tenney Park Apartments and Romnes Apartments
- Resident and utility assistance with Dane County CORE Emergency Rental Assistance Program applications
- Conducted job search and referred participants to employers. One referral resulted in an interview and another in a full-time job; another referral resulted in two ROSS participants being accepted into the UW Hospital CNA job-training program; and another referral found employment work and increased her income
- Resident assistance with digital literacy, including overview of devices for better understanding of how to use the particular device
- Financial literacy assistance
- Enrollment in the Affordable Connectivity Program, including a resident receiving free monthly cell phone and internet service
- Resident conflict mediation
- Resident referrals to community agencies related to financial services, job training, and home ownership programs
- Economic Development assistance by referring Residents to employers
- Assist East Madison Community Center and Old National Bank with an 8-week financial fitness series
- Capital property Spring Fun event, where kids were able to participate in volleyball, soccer, games, sidewalk chalk, and ice-cream. Residents also received a packet of resources for various summer kids programs
- "Friday Family Fun" property event for kids and families at Baird/Fisher. Madison Police, Madison Public Library, the Boys and Girls Club, Black Men Coalition of Dane County, and The Raiders Football Team were also present and talked with kids and families about upcoming summer activities and sports opportunities. Several kids signed up to play basketball

Goal 5: Maintain Fiscally Responsible Operations and financial Sustainability**Objectives:**

- Maximize the CDA's current resources for housing programs
- Create a sustainable and diversified funding model that is adaptive to external challenges and opportunities
- Practice asset management principles through project-based accounting and management of CDA housing
- Utilize Capital Funds for capital improvements vs. operating costs
- Adopt administrative rule and procedures meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency
- Implement procurement policies
- Implement functioning inventory management system
- Implement energy efficient cost saving measures on all properties

Initiatives:

The CDA's Section 8 voucher authority increased from 1,990 in 2020 to 2,073 in 2021, which includes the following targeted vouchers: 100 Family Unification Program (FUP) vouchers, 209 Veterans Affairs Supportive Housing (VASH) program vouchers, and 69 Emergency Housing Vouchers (EHVs). As of June, 2022, the CDA has 1,713 vouchers in use, which includes 90 FUP vouchers and 199 VASH vouchers; and the CDA is at 87% voucher utilization and 100% Housing Assistance Payment (HAP) utilization.

The CDA Board adopted formalized financial policies which define the Board's intent for the administration and stewardship of CDA resources. The CDA Financial Policies delegate limited authority from the CDA Board to the CDA Finance Subcommittee. The CDA Financial Policies provide rules and procedures related to cash handling, cost allocation, reserves, capitalization, and procurement. The CDA Finance Subcommittee meets quarterly to review financial statements and annual audit documents as submitted by an independent public accounting firm. The CDA Board approved the 2021 audit on August 11, 2022.

Each year, the CDA strives for a HUD Financial Assessment Subsystem (FASS) score of 25. The purpose of FASS is to measure the financial condition of each public housing project. FASS measures liquidity, adequacy of reserves and capacity to cover debt:

	2018 FASS Score	2019 FASS Score	2020 FASS Score	2021 FASS Score
East Site	23.00	23.00	20.65	20.17
West Site	21.65	22.96	21.72	21.27
Triangle Site	25.00	25.00	25.00	25.00

In 2020, the CDA received Federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding to utilize for the prevention, preparation of, and response to the Coronavirus, including to maintain normal operations during the period the CDA's subsidized housing programs were impacted by Coronavirus. The CDA received the following CARES Act funding:

Housing Program	Date	Funding Amount
Public Housing Program	May, 2020	\$195,353
Multifamily Housing Service Coordinator Grant	April 1, 2020	\$4,600
Multifamily Housing Service Coordinator Grant	March 27, 2020	\$5,872
Housing Choice Voucher Program Administration	May, 2020	\$237,862
Housing Choice Voucher Program Administration	August 10, 2020	\$286,245
Housing Choice Voucher Program Housing Assistance Payments	November 1, 2020	\$649,416
	Total	\$1,379,348

The CDA also received additional Public Housing Capital Funds in 2020 in the amount of \$9,997.

Goal 6: Provide highest quality of governance and services

Objectives:

- **Deliver top quality service to customers**
- **Improve CDA image and reputation**
- **Create and maintain an inclusive and safe working environment**
- **Maintain High Performer status in the Public Housing and Section 8 Housing Choice Voucher programs**
- **Attract and retain the best qualified employees, provide opportunities for employees to perform at their best, recognize employee contributions, and maintain succession plans**
- **Improve CDA operations, costs, and communications through automation, technology upgrades and continuous process improvements**
- **Ensure effective CDA Board governance**

Initiative:

In 2021 and 2022, the CDA experienced a large number workforce retirements, hired new staff to fulfill those roles, and is currently providing onboarding to all new staff. Maintenance Career Laddering efforts continue with four maintenance Staff completing training.

The CDA implemented an annual employee check-in process to provide discussion on performance expectations and how to best meet the CDA's goals. The new process allows for employees and supervisors to talk about the important work of the CDA with a focus on core expectations of service, communication, teamwork, equity and inclusion, and stewardship.

The CDA formed a Safety Task Force in 2022. The team is currently working on updating CDA Safety Policies, including the implementation of safety procedures and safety training through the City of Madison's Safety Coordinator.

To improve community awareness of the CDA, work began in 2020 to create a CDA social media strategy development plan. To date, the CDA has created the infrastructure for social media, has implemented a corporate Facebook page, and has provided appropriate Staff with training to allow for regular content maintenance of the CDA's Facebook page.

CDA Board of Commissioners participated in HUD's Lead the Way on-line training. Lead the Way training is designed to inform board commissioners on the fundamentals of oversight, roles and responsibilities of a Public Housing Authority board and staff functions, and public housing basics. Curriculum includes: asset management, Housing Choice Voucher program, budgets, ethics, assessing the PHA, knowing the PHA, and preventing sexual and other discriminatory harassment in housing.

Goal 7: Ensure Equal Opportunity and further non-discrimination in CDA housing

Objectives:

- **Ensure equal access to assisted housing**
- **Ensure a suitable living environment for all families living in assisted housing**
- **Ensure accessible housing to persons with disabilities**
- **Ensure equity in organizational values**

Initiative:

The CDA hired a Hearing and Reasonable Accommodation Specialist in 2020, who received Fair Housing Specialist and Hearing Officer certification. Having a dedicated staff person assigned to work on reasonable accommodation requests contributes to a reduced processing time for reasonable accommodation requests and ensures consistency with fair housing law:

CDA Reasonable Accommodation Requests		
Year	Number of Cases	Average Days Processing Time
2020	69	43
2021	159	24
2022 (Jan – June)	89	21

The CDA continues to provide appeal and grievance hearings for applicants and program participants, and customers have the option to participate remotely.

Fair Housing posters are displayed at all CDA offices, and CDA customers are provided access to discrimination complaint forms through the CDA's website.

All new CDA employees attend Fair Housing training and many CDA Staff have attended the City of Madison's Racial Equity and Social Justice Initiative series of trainings. All CDA employees are required to attend City of Madison Prohibited Harassment & Discrimination training (APM 3-5) within their first year of employment, and every three (3) years thereafter. CDA Supervisors and Managers must attend Prohibited Harassment & Discrimination training every three (3) years, including a separate Mandatory Reporter training. The Supervisory level training focuses on good management practices and policies requiring the maintenance of an environment that is free of discriminatory harassment, and the Mandatory Reporter training places emphasis on increasing sensitivity to what constitutes a problem and why an immediate, constructive response is important.

The CDA's Civil Rights Coordinator continues to manage the CDA's Equitable Work Force Plan and provides guidance to CDA hiring managers in recruitment efforts for "red flag" positions. The Red-Flag process is an Affirmative Action procedure adopted by the City of Madison in its General Ordinances and its Affirmative Action Plan to minimize cultural, racial, gender and disability differences between interviewers and interviewees and the evaluation of job candidates' application materials. The CDA Civil Rights Coordinator also assists with Prohibited Harassment and/or Discrimination training and complaint investigations; ensures that staff have access to language-line services, translation, and interpretation services; identifies equity training needs within the CDA; and provides referrals to support the City of Madison's Multicultural Affairs Committee, Women's Initiative Committee, and Latino Community Engagement Team.

	Goal 8: Violence Against Women Act Compliance Objectives: • Maintain compliance with all applicable legal requirements imposed by the Violence Against Women Act (VAWA) • Ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking • Take appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, or stalking, affecting individuals receiving CDA housing assistance. Initiatives: The CDA continues to follow the Violence Against Women Act (VAWA) provisions, which provide special protections for victims of domestic violence, dating violence, sexual assault, and stalking who are applying for or receiving CDA housing assistance. The CDA's VAWA policies provide for notification, documentation, and confidentiality. Specific VAWA policies are provided as related to eligibility, occupancy standards and unit offers, family breakup, leasing and inspections, emergency transfers, and terminations. The CDA also provides a waiting list preference for victims of domestic violence under its Section 8 program. The CDA provides outreach on VAWA protections by notifying applicants and program participants of their rights under VAWA, including VAWA language in the CDA's Section 8 Housing Assistance Payment (HAP) Contract and CDA leases for Public Housing and Multifamily Housing. VAWA notices and forms are provided to applicants who are denied admission to a CDA housing program, and to program participants when the CDA issues a notice of termination. VAWA information may also be found on the CDA's Website including victim resource resources and CDA VAWA forms. To reduce crime and maintain safety, including VAWA related incidents, the CDA maintains a contract for security services at its Public Housing Sites. The CDA's safety goals are to enhance the quality of life for residents living in Public Housing, by working cooperatively with residents, staff, the public, and law enforcement to preserve the peace, reduce crime, and provide for a safe environment. The CDA follows its VAWA emergency transfer policies and provides related-supportive service referrals to victims of domestic violence, dating violence, sexual assault, or stalking.
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached comments from the September 20, 2022 RAB meeting
B.7	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached Form HUD 50077-SL
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☒ (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.
-----	--



Resident Advisory Board (RAB) Meeting
CDA PHA Plan for Year 2023
September 20, 2022

RAB Members Present: John Beeman, Rosie Haskins, Betsy Johnson, Lisa Krosinski, Martha Siravo, Linda Washington, Myesha Whitson

Spanish Interpreter Present: Julio Garcia

CDA Staff Present: Lisa Daniels and Larry Kilmer

2023 PHA Plan Review and RAB Comments

- 1. Previously the CDA only allowed elderly and disabled people to live at the Triangle. Can that be brought back, because there are many young people at the Triangle, who are disruptive and abusing alcohol?**

CDA Response: The CDA no longer has HUD property designations for elderly and/or persons with disabilities, as HUD no longer provides those designations. When those designations expired many years ago, the CDA continued to give priority to applicants who have a wait list preference (elderly or disabled). The CDA's wait lists have not been open to people who fall into the HUD category of "Single," which is a single person, who is not age 62 or older, and who is not a person with disabilities.

The CDA is able to react quickly to disruptive tenant behavior, as well as if a crime were to occur, by working closely with a Madison Police Department (MPD) Neighborhood Officer at the Triangle Site. Tenants are encouraged to report crimes to the Police Department, so that the Neighborhood Officer or other MPD Officers can address negative, criminal or disruptive behavior. The CDA also provides Service Coordinators at the property, who work to connect residents to services.

- 2. Why is the census data noted in the Annual Plan so old (from 2010)?**

CDA Response: The CDA is required to develop a PHA Plan that is consistent with the City of Madison's Consolidated Plan. The City's Consolidated Plan covers the period 2020 thru 2024. The Housing Needs section of the PHA Plan captures data from the City's Consolidated Plan, which is from 2010. For other CDA initiatives, the CDA utilizes up-to-date census information.

3. Can you explain how site-based waiting lists would work to allow the applicant to pick the location?

CDA Response: Under the current, centralized waiting list system, an applicant who reaches the top of the waiting list, is offered a vacant unit that has been vacant the longest. This could be a unit on the opposite side of town where the applicant works, attends school, or has child care. The applicant can turn down the first offer and receive a second offer, but the CDA cannot guarantee that the second offer will be on the side of town where the applicant seeks to live. The CDA has no control of where the next vacancy will be. With the new approach using site-based waiting lists, applicants can apply to many different locations, and then decide whether to move forward when they reach the top of a property waiting list, or turn down that location and remain on the other property waiting lists and wait for a vacancy to occur at one of those properties.

4. What is the deadline to submit writing comments after the RAB meeting?

CDA Response: September 29th is the last day to submit written comments.

5. In response to the first question and answer, is there anything more the CDA can do to be more proactive vs. reactive?

CDA Response: Sometimes situations present as reactive. Service Coordinators at the property also have the capacity to connect residents to safety and services. When proactively approaching general safety improvements, the CDA will walk through the property with the Madison Police Department to make improvements to safety components, such as lighting and site lines. As a pro-active approach, CDA Staff discuss expectations and provide resource information at face-to-face lease signing meetings. When tenants become disruptive, the CDA takes a reactive approach.

6. Realizing that there are a lot of tenants, are there resources missing and could those resources be added?

CDA Response: Potential tenants (applicants) tend to walk away when being offered services during that decision making phase. New residents are not receptive to being surveyed or being offered services upon move-in, but residents are offered resource information and help in connecting to services. Resident engagement during Triangle redevelopment is currently taking place. One component of the engagement process involves surveying residents, and where residents are speaking to how new buildings can help improve services and provide spaces for partnerships. The CDA is looking forward to receiving the report back on that soon.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, James O'Keefe, the Director, City of Madison Community Development Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Community Development Authority of the City of Madison
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Madison, Wisconsin

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Community Development Authority's 2023 PHA Plan goals and objectives are consistent with the
housing needs outlined in the City of Madison, WI Consolidated Plan for 2020 - 2024 and Analysis of
Impediments (AI) to Fair Housing Choice

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

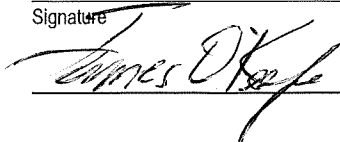
Name of Authorized Official

James O'Keefe

Title

Director, City of Madison Community Development Division

Signature



Date

9/7/22