

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
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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	<p>PHA Name: The Community Development Authority PHA Code: WI-003</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2019</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: 766 Number of Housing Choice Vouchers (HCVs): 1898</p> <p>Total Combined Units/Vouchers: 2664</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="167 1581 1448 1873"> <thead> <tr> <th data-bbox="167 1581 443 1654" rowspan="2">Participating PHAs</th> <th data-bbox="443 1581 573 1654" rowspan="2">PHA Code</th> <th data-bbox="573 1581 873 1654" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="873 1581 1144 1654" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1581 1448 1623">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1144 1623 1291 1654">PH</th> <th data-bbox="1291 1623 1448 1654">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1654 443 1759">Lead PHA:</td> <td data-bbox="443 1654 573 1759"></td> <td data-bbox="573 1654 873 1759"></td> <td data-bbox="873 1654 1144 1759"></td> <td data-bbox="1144 1654 1291 1759"></td> <td data-bbox="1291 1654 1448 1759"></td> </tr> <tr> <td data-bbox="167 1759 443 1873"></td> <td data-bbox="443 1759 573 1873"></td> <td data-bbox="573 1759 873 1873"></td> <td data-bbox="873 1759 1144 1873"></td> <td data-bbox="1144 1759 1291 1873"></td> <td data-bbox="1291 1759 1448 1873"></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:											
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs (CDA Wait List data only)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy - See Housing Needs</p> <p>Financial Resources – See Financial Resources</p> <p>Rent Determination – See Significant Amendment / Modification</p> <p>Operation and Management – See Significant Amendment / Modification</p> <p>Homeownership Programs – See New Activities</p> <p>Community Service and Self-Sufficiency Programs – See New Activities</p> <p>Safety and Crime Prevention – See New Activities</p> <p>Significant Amendment / Modification – See Significant Amendment / Modification</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>See Deconcentration Policy</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>See New Activities</p>

B.3	<p>Civil Rights Certification.</p> <p>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.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: 2017 Audit</p> <p>1. Internal Control Over Financial Reporting</p> <p>Auditor evaluation of the internal controls over financial reporting identified control deficiencies that are considered material weaknesses surrounding the preparation of complete and accurate financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports. As a result of these material weaknesses, management has not prepared financial statements that are in conformity with generally accepted accounting principles.</p> <p>In response, City of Madison Finance staff have procured CAFR preparation software to build the City's first electronic version of the entity-wide financial statements with reconciliations and footnotes for fiscal year 2018, in order to improve the internal controls over financial reporting and to rely less on external audit staff consolidation work efforts. Further, City accounting supervisors will begin to sample high dollar transactions quarterly, to ensure account propriety, and more accurate recording within the general ledger. City management has also implemented a more formalized month-end close process city-wide, to further assist staff with projections, account analysis, and transactional completion for financial statement purposes.</p> <p>In 2017, the City implemented workflows to have grant materials submitted and tracked through the enterprise resource and planning software. City management held a series of training sessions for relevant agency staff outlining the proper business procedures for tracking grants. Moving forward, city staff intends to build upon these initial steps to formalize a city-wide grant management program, in order to increase internal controls over completing an accurate schedule of expenditures of federal and state awards.</p> <p>2. Restatement of Prior Year Financial Statements</p> <p>The CDA's internal controls over financial reporting should be designed to prepare financial statements in accordance with United States Generally Accepted Accounting Principles (GAAP). Subsequent discovery of material financial reporting errors and the required correction of previously issued financial statements indicate that there is a material weakness in the CDA's financial reporting system. As described in Note II.I. of the CDA's financial statements, a restatement of prior year financial statements was necessary to correct an error in the deletion of a non-PHA capital asset. The proper internal controls were not in place at the CDA to ensure that all activity was being properly reflected in the financial statements. The dollar amounts are reflected in the restatement footnote.</p> <p>3. Information Technology Control Environment</p> <p>As part of the audit, auditors reviewed the Information Technology (IT) control environment of the City of Madison based on AICPA guidelines. The IT areas reviewed included change management, user access to the network and the financial applications, user access provision and deactivation process, password settings, privileged access, access violation monitoring, data center security, data backup monitoring, and scheduled job processing. Significant deficiency observations were made in the IT areas of unique user authentication and passwords.</p> <p>In response, user and/or generic accounts within Tyler MUNIS were disabled due to inactivity during the first half of the year. Cursor and CIS Infinity are 3rd party software solutions. Information Technology staff have worked with the two identified providers to ensure the password settings are as strong as they allow. In addition, the City of Madison continues to work with them to pursue City Active Directory integration for increased security and to strengthen the information technology control environment.</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Progress Report</p>

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>The CDA RAB is scheduled to meet on September 17, 2018 for comments on the 2019 Annual Plan.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>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.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>See attached HUD-50075.1, Annual Statement/Performance and Evaluation Reports</p>
C.1	<p>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.</p> <p>See attached HUD 50075.2, Capital Fund Program Five Year Action Plan approved by HUD on 5/18/2018.</p>

Housing Needs

The City of Madison's housing needs are overwhelmingly driven by a mismatch between income and housing cost, resulting in high levels of housing cost burden. Housing cost burden is prevalent among non-family renter households with income below 30% of Area Median Income. The HUD Area Median Family Income (HAMFI) for the Madison, Wisconsin metro area is \$85,200 for a family of 4.

Housing Needs Assessment - Household Type By Income

Number of Households	Percentage by HUD Area Median Family Income (HAMFI)				
	0-30% HAMFI	>30%-50% HAMFI	>50%-80% HAMFI	>80%-100% HAMFI	>100% HAMFI
Total Households *	17%	12%	17%	11%	44%
Small Family Households (2-4 people)*	9%	9%	12%	10%	60%
Large Family Households (5 or more people) *	13%	12%	17%	13%	44%
Household contains at least one person 62-74 years of age	9%	9%	17%	10%	55%
Household contains at least one person age 75 or older	11%	19%	18%	12%	40%
Households with one or more children 6 years old or younger *	15%	14%	19%	14%	38%

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

Renter Housing Problems - Cost Burdened > 30% - By Income and Type

(Paying more than 30% of income toward rent)

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

Renter Housing Problems - Severely Cost Burdened > 50% - By Income and Type

(Paying more than 50% of income toward rent)

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

Data Source: 2006-2010 CHAS

Renter Housing Problems – Crowding By Income and Type
(More than one person per room)

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

Disproportionately Greater Need: Housing Cost Burdens

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

Needs of Elderly / Disabled

Per the 2010 Census, 22,383 people (9.6% of the City of Madison population) were 65 years of age or older. According to the American Community Survey, the 2012 national average for adults, age 18 to 64 with at least one disability, was 10.1%. This compares to 6.7% for residents of the City of Madison.

Data Source: 2006-2010 CHAS

Disproportionately Greater Need: Housing Problems

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

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

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

Data Source: 2006-2010 CHAS

Disproportionately Greater Need: Severe Housing Problems

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

Housing Problems	Has one or more of four housing problems	%	Has none of the four housing problems	%
0% - 30% AMI				
Jurisdiction as a whole	14,010	79%	3,635	21%
White	9,980	81%	2,305	19%
Black/African American	1,690	79%	455	21%
Asian	1,310	68%	605	32%
American Indian, Alaska Native	24	71%	10	29%
Pacific Islander	-	0%	-	0%
Hispanic	630	82%	135	18%
>30% - 50% AMI				
Jurisdiction as a whole	3,995	34%	7,920	66%
White	3,255	33%	6,575	67%
Black/African American	275	32%	575	68%
Asian	185	40%	280	60%
American Indian, Alaska Native	-	0%	44	100%
Pacific Islander	-	0%	-	0%
Hispanic	260	46%	300	54%
>50% - 80% AMI				
Jurisdiction as a whole	1,955	11%	15,695	89%
White	1,390	10%	12,900	90%
Black/African American	110	12%	825	88%
Asian	290	30%	685	70%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	155	14%	945	86%
>80% - 100% AMI				
Jurisdiction as a whole	355	3%	11,190	97%
White	230	2%	9,745	98%
Black/African American	4	1%	405	99%
Asian	70	16%	360	84%
American Indian, Alaska Native	-	0%	30	100%
Pacific Islander	-	0%	-	0%
Hispanic	50	8%	560	92%

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

Data Source: 2006-2010 CHAS

Housing Needs – CDA Wait Lists as of 7/13/2018

CDA Wait Lists Statistical Summary

	Public Housing		Multifamily Housing		Section 8	
	# of Families	% of total families	# of Families	% of total families	# of Families	% of total families
WAIT LIST TOTAL	2442		535		1487	
INCOME QUALIFICATIONS						
Extremely low income (<=30% AMI)	2168	88.78%	486	90.84%	1254	84.33%
Very low income (>30% but <=50% AMI)	253	10.36%	39	7.29%	217	14.59%
Low income (>50% but <80% AMI)	21	.86%	10	1.87%	16	1.08%
FAMILY COMPOSITION						
Families with children	1626	66.58%	72	13.46%	1046	70.34%
Elderly Families	159	6.51%	85	15.89%	38	2.56%
Families with Disabilities	639	26.17%	378	70.56%	125	8.41%
Single	18	0.74%	0	0.00%	278	18.70%
RACE						
African American	1511	61.88%	277	51.78%	1259	84.67%
White	822	33.66%	235	43.93%	196	13.18%
Asian	70	2.87%	13	2.43%	8	0.54%
American Indian/Alaska Native	23	0.94%	3	0.56%	4	0.27%
Native Hawaiian/Other Pacific Islander	10	0.41%	5	0.93%	4	0.27%
Not Assigned	6	0.25%	2	0.37%	16	1.08%
ETHNICITY						
Hispanic or Latino	196	8.03%	27	5.05%	53	3.56%
Not Assigned	0	0.00%	0	0.00%	0	0.00%
Not Hispanic or Latino	2246	91.97%	508	94.95%	1434	96.44%

CDA Wait Lists By Bedroom Size

Bedroom Size	Public Housing	% of total Wait List	Multifamily Housing	% of total Wait List
One-Bedroom	702	28.75%	449	83.93%
Two-Bedroom	1028	42.10%	66	12.34%
Three-Bedroom	536	21.95%	20	3.74%
Four-Bedroom	175	7.17%	0	0.00%
Five-Bedroom	1	0.04%	0	0.00%

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

Statement of Financial Resources		
Sources	Planned \$	Planned Uses
1. Federal Grants (2018)		
a.) Public Housing Operating Fund	\$ 1,369,807	
b.) Public Housing Capital Fund	\$ 1,583,938	
c.) Section 8 Housing Assistance Payments	\$14,076,152	
d.) Section 8 Administrative Fund	\$ 1,119,150	
e.) Multifamily Housing Assistance Payments	\$ 593,154	
f.) Section 8 Family Self-Sufficiency Grant	\$ -0-	Section 8 FSS Program Services
g.) Multifamily Housing Service Coordinator Grant	\$ 154,580	Multifamily Resident Services
h.) Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)	\$ 87,199	Public Housing Resident Services
2. Prior Year Federal Grants (Unobligated Funds Only)	\$ 801,024	Public Housing Capital Improvements
3. Public and Multifamily Housing Dwelling Rental Income	\$ 3,099,285	Public and Multifamily Housing Operations
4. Other Non-Dwelling Income	\$ 414,603	Public and Multifamily Housing Operations
5. Non-Federal Sources		
a.) City of Madison General Fund	\$ 175,000	PHA Operations

Significant Amendment / Modification

CDA Substantial Deviation Criteria

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

Pursuant to multiple changes in HUD regulations, which provide flexibility through administrative streamlining, the CDA plans to revise its Public Housing Admissions and Continued Occupancy Policies, and Section 8 Housing Choice Voucher Program Administrative Plan to reflect the following:

Policy	Applicable Regulation	Mandatory or Discretionary	Program
Verification of Social Security Numbers Creates a 90-day period during which an otherwise eligibility applicant family may become a program participant, even if the family lacks documentation necessary to verify the Social Security Number (SSN) of a family member under the age of 6 years, if the CDA determines that, in its discretion, the applicant's failure to comply was due to circumstances that could not reasonably have been foreseen and were outside of the control of the applicant.	24 CFR 5.216	Mandatory	Public Housing, Section 8
Definition of extremely low-income families Reflects the new statutory definition of an extremely low-income (ELI) family: as very low-income families whose income does not exceed the higher of 30 percent of the area median income or the federal poverty level.	24 CFR 5.603, 903.7, and 960.102	Mandatory	Public Housing, Section 8
Exclusion of mandatory education fees from income Amends the definition of "income" to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition)	24 CFR 5.609(b)(9)	Mandatory	Public Housing, Section 8
Earned income disregard Streamlines the administration of the earned income disregard (EID) by eliminating the requirement to track family member changes in employment over a 4-year period. The EID benefit is limited to a lifetime 24-month period. There are no changes to EID eligibility criteria, the EID benefit amount, the single lifetime eligibility requirement, or the ability of the applicable family member to stop and restart employment during the eligibility period.	24 CFR 5.617, and 960.255	Mandatory	Public Housing, Section 8
Public Housing rents for mixed-families Changes the methodology for calculating rents for mixed families by requiring the CDA to use the established flat rent applicable to units.	24 CFR 5.520(d)	Mandatory	Public Housing
Utility payment schedules Requires the use of the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the voucher size issued, as determined by the CDA subsidy standards.	24 CFR 982.517	Mandatory	Section 8
Streamlined annual re-examinations for fixed source of income Allows for streamlined income determinations for family members with a fixed source of income. All non-fixed sources of income remain subject to third-party verification. The family may still request the CDA to perform third-party verification of all income sources.	24 CFR 960.257, and 982.516	Discretionary	Public Housing

" **New Activities**

The CDA will continue to set goals addressing objectives that increase and expand the CDA's supply of assisted housing. The CDA's Long Range Planning Committee has recommended redevelopment and/or replacement of existing CDA Public Housing, and the CDA will continue to follow those recommendations, as well as continue to identify sites for renovation or disposition. 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. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development. Potential sites for renovation and rehabilitation include, but are not limited to Truax, Baird Fisher, Webb Rethke, The Triangle, Romnes Apartments, and Scattered Site East and West Housing.

The Triangle site continues to be evaluated for its current and future needs. In 2015, The City of Madison Planning Division conducted visioning and sustainable design workshops with Triangle neighborhood residents and other stakeholders in the area through a City EPA grant. This project initiative resulted in a final report entitled [Greening America's Capitals: Brittingham – Triangle Green Project Report](#). In 2016, the CDA created a draft Triangle Strategic Plan, which included an assessment of the current and future needs of the site and established a list of several broad goals for a Triangle Master Plan and multi-phase redevelopment. In 2017, the City of Madison Planning Division initiated the planning process for the Triangle Monona Bay Neighborhood Plan. The planning strategy includes public awareness, education, engagement, and input from key stakeholders on future land use concepts and to identify concerns raised by residents of the Triangle site. An ad-hoc steering committee was formed in 2018, and includes a CDA Triangle resident. As the City's neighborhood plan is being completed, the CDA will also develop redevelopment strategies for the Triangle site, structure financing, and apply for available funding, including federal Section 42 Low-Income Housing tax credits for the start of multi-phased redevelopment at the Triangle site.

The Truax Park Apartments site has undergone phased redevelopment pursuant to the 2009 Master Plan and Site Development Study, with Phase 1 redevelopment completed in 2011 and Phase 2 development completed in 2015. There remains 28 units at the development, which are located on Wright Street and are known as "A-Site." The CDA intends to develop a Phase 3 redevelopment strategy to include these 28 units, and the CDA will submit an application to HUD for the disposition and demolition of these Public Housing units. The CDA plans to apply for available funding, including an application for federal Section 42 Low-Income Housing tax credits. "A-Site" will be redeveloped through a mixed finance development method, and this method will allow financing for the construction of new Public Housing, which is in the best interest of CDA residents.

The CDA has identified Four (4) functionally obsolete units at its West Scattered Site for redevelopment. These units are located on Theresa Terrace, in a neighborhood with concentrations of poverty. The CDA intends to tear down this low-income Public Housing and replace it with quality, low-income housing with a priority to move-in existing neighborhood residents. The CDA will develop a redevelopment strategy for the site, structure financing, and apply for available funding, including federal Section 42 Low-Income Housing tax credits.

Rental Assistance Demonstration (RAD) is also being review by the CDA as a possible option for the CDA's Public Housing developments. RAD was designed by HUD to assist in addressing capital needs of Public Housing by providing the housing authority with access to private sources of capital to repair and preserve its affordable housing assets. A RAD conversion would allow the CDA to leverage existing funds to secure additional private and other funding. This new funding would be used to undertake long-deferred capital improvements and, in instances where transfer of assistance is involved, to construct new affordable housing units. Under a RAD conversion, Public Housing units would either convert into Project-Based Voucher (PBV) units or Project-Based Rental Assistance (PBRA) units.

In an effort to expand and improve the supply of affordable rental units, the CDA has demolished old Public Housing units to build new Public Housing units, specifically, at Truax Park Apartments. 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 its 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 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.

The Quality Housing and Work Responsibility Act (QHWRA) permits Public Housing Authorities to make Public Housing units available for purchase by low-income families. Therefore, the CDA plans to implement a Section 32 Homeownership Program upon approval by the HUD Special Applications Center. The CDA's Section 32 Homeownership Program intends to assist low-income people who live in CDA Public Housing units, or people who would qualify for Public Housing based on their income. This homeownership program may also benefit low-income people who are not currently in Public Housing, such as someone who participates in the CDA's Section 8 rental assistance program, and who qualifies based on income limits. The CDA's Public Housing homeownership plan will include single family homes within the CDA's West scattered site portfolio, as these units cost more to operate as Public Housing and represent an inefficient

allocation of housing resources within the CDA. The CDA intends to make sure the sale of a Public Housing property leads to the creation of more units of Public Housing. Proceeds from a sale under the Section 32 Homeownership Program would be used for the redevelopment of other CDA Public Housing. The CDA currently has a Public Housing unit inventory over the HUD Faircloth limit. Faircloth is an amendment to the United States Housing Act of 1937 and limits the number of Public Housing units under a Public Housing Authority. The CDA is currently eight (8) units over the HUD Faircloth limit due to the creation of additional Public Housing units under Truax Phase 2 redevelopment. The sale of eight Public Housing scattered site units would reduce the CDA's current inventory to meet HUD's Faircloth limit on the number of units allowed under the Public Housing Program. The CDA intends to continue its Section 8 Homeownership Program and anticipates four closings in 2019.

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 City of Madison has also committed to building permanent supportive housing for chronically homeless. In 2016, the CDA assigned 27 vouchers to the Rethke Permanent Supportive Housing development, with 25 of those PBVs as VASH PBVs for chronically homeless veterans. In 2018, the CDA issued 20 PBVs at the Tree Lane Permanent Supportive Housing Development. The CDA plans on issuing another 20 PBVs for the City of Madison's third permanent supportive housing project for homeless, which is expected to be built in 2019. 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 provides support to its Triangle site residents through two Service Coordinators under HUD's Multifamily Housing Service Coordinator program. The Service Coordinators provide a link to supportive services for disabled and elderly residents. The CDA will continue to look into ways to expand support where residents have chronic and complex conditions, have a range of needed services, and need improvements in the delivery of that care. The delivery of services might arrive through a contracted arrangement with managed care organizations (HMO's) under Medicaid.

The CDA has also partnered with the Area Agency on Aging and Dane County Human Services for the submission of an Administration of Community Living (ACL) grant application. If awarded, the grant will provide care services to Triangle site residents with Alzheimer's Disease or Related Dementias (ADRD), as these individuals generally live alone and are at an increased risk of, among other things, unmet needs, malnutrition and injury and various forms of neglect and exploitation. Behaviors associated with ADRD can impact disease progression, functional decline, and quality of life. Such outcomes may result in significant caregiver distress, impacting the ability to provide care. The goals of the grant include the development and delivery of supporting services to persons living alone with ADRD; the improvement of the quality and effectiveness of programs and services dedicated to individuals aging with intellectual and developmental disabilities (IDD) and ADRD or those at high risk of developing ADRD; and the delivery of behavioral symptom management training and expert consultation to family caregivers. The grant provides one million dollars over a three (3) year period. Program activities will be designed to target the unique circumstances of the ADRD resident population, which is imperative to this growing population.

The CDA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are issued by HUD. The CDA may pursue 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.

Under the Family Unification Program (FUP), 36 months of housing assistance is provided to youth who are aging out of foster care. The Family Self-Sufficiency Program (FSS) provides an opportunity for a Section 8 voucher participant to reduce their dependency on welfare assistance and rental subsidies through services and resources provided through the CDA. The CDA will continue to participate in HUD's Family Unification Program and Family Self-Sufficiency Demonstration, which combines FUP vouchers for youth with assistance under FSS. The program provides housing stability, by extending the 36-month time limit on rental assistance to the length of the FSS contract. The goal is to expand opportunities for FUP youth to become self-sufficient and transition into independent living and adulthood. Another expected benefit of participating in this HUD demonstration, is that it should reduce turnover rates. This is also an opportunity for the CDA to expand on their existing relationship to align and leverage resources.

The CDA will continue to explore the implementation of a program to allow ex-offenders to join Section 8 households when there is an established re-entry program under agreement between the CDA and a nonprofit partner who provides essential supportive services (i.e. MUM.) As ex-offenders attempt to re-integrate into the community, they face many challenges including housing barriers, which increases the risk of homelessness and possible recidivism; and the families of ex-offenders face collateral consequences because of the individuals' previous incarceration. This initiative will help to reunite families, and will contribute to HUD's goal of helping ex-offenders gain access to a stable life, by combining an essential continuum of supportive services with an immediate need for housing.

The CDA will continue the “moving up” option within its Section 8 Housing Choice Voucher (HCV) program, which provides HCV assistance to a limited number of families who reside in Permanent Supportive Housing. As allowed by HUD, a Public Housing Authority (PHA) may have a preference for individuals and families transitioning, or “moving up,” from Permanent Supportive Housing (PSH) units, which HUD defines as persons that were previously homeless prior to entry into the PSH program, but who no longer need that level of supportive services. While these persons would not be considered homeless for reporting purposes to HUD, the “moving up” preference contributes significantly to the community’s overall efforts to end homelessness by freeing up units for currently homeless families and individuals with disabilities who need housing combined with services.

Under Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), HUD requires the establishment of an income limit for continued occupancy in the Public Housing Program. Upon guidance from HUD, the CDA will update its Admissions and Continued Occupancy Policies to reflect that families with an income exceeding the applicable income limits for two consecutive years will be subject to termination or be required to pay a higher rental payment. The CDA will track the two-year period for families at the annual or interim reexamination that determines the family’s income has exceeded the limit. The applicable income limit for the CDA is equal to the effective Very-Low Income (VLI) level multiplied by 2.4. HUD is to establish the parameters of the higher rental payment as they are to be made effective through regulation. The CDA expects this information to be released by HUD in late 2018.

In 2014, the CDA implemented a web-based application tool which allows people to apply to any open CDA wait list 24/7 from any device with internet access. In 2018, the CDA started the process for implementing a portal for access by program applicants. The Applicant Portal will allow for speedy electronic communications, as well as another avenue for the delivery of required paperwork. The CDA also intends to purchase an inspection module for use in the annual inspection process for Public Housing units; and the CDA may also purchase a recertification module, which will allow some program participants to complete their annual recertification via a computer. This streamlined process will reduce the number of visits a program participant would have to make to a CDA office.

The CDA will continue to participate in the City of Madison’s Performance Excellence initiative, through data management, racial equity and social justice and employee engagement principles, outcome based budgeting, and performance based service delivery in alignment with the CDA’s mission and values. Within a results based framework, the CDA will continue to provide the services of Public Housing, Section 8 Rental Assistance, and Multifamily Housing and measure the success of these services. As part of an overall strategy to enhance the quality of life for CDA residents, improve customer service, increase occupancy, reduce contracting expenses, and ensure compliance, the CDA plans to add the following new positions in 2019:

- **Hearing Examiner and Reasonable Accommodations Specialist**
The hiring of a dedicated Hearing Examiner will provide an effective system, ensuring that low-income families receive a fair hearing, and in a timely manner; and having a professional staff person dedicated to the reasonable accommodation process, will also provide for a timely benefit to persons with disabilities, as well as ensure Fair Housing compliance.
- **Information Clerk**
The CDA’s Central office reception counter has been staffed by part-time, hourly employees. In an effort to improve services and reduce turnover, a permanent full-time Information Clerk will be hired.
- **Laborer**
This position will be responsible for grounds keeping, tree trimming, gutter cleaning, other cleaning and general labor activities, and support to Maintenance Staff at the CDA’s East Public Housing Site. By hiring a Laborer, the property will reduce contracts for services by \$66,780 and provide more timely service to residents.
- **Clerk Typist**
The CDA’s East Public Housing Site has maintained the same office staffing levels since 111 tax credit units have been implemented and 28 units have been re-programmed as Public Housing. This position will provide bilingual customer service and administrative support for tax credit compliance, which will lead to more effective services provided to residents.
- **Tenant Services Aide**
This position will be responsible for coordinating services and programming for elderly and disabled residents at Romnes Apartments, including resident dispute mediation, short-term supportive services and referral assistance, and coordination of volunteers. This position will be funded by the Elderly/Disabled Service Coordinator (EDSC) Program from the Public Housing Operating Fund. A Tenant Services Aide will provide a needed soft management function for improved quality of life at the property.
- **Community Resource Officer**
Residents of the Triangle Public Housing Site are elderly and disabled and the property has a very low crime rate. Therefore, traditional security services are not needed. The Community Resource Officer will have a skill set that includes the ability to educate, problem solve, and provide support under Fair Housing, and racial equity and social justice principles, as well as the ability to recognize and summon help quickly for low level misdemeanor or criminal activity and psychiatric and medical emergencies. This position will provide needed reliable, consistent, and pleasant interactions with a more customer friendly approach, and will eliminate \$58,042 in security contract services at the property.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Community Development Authority
PHA Name

WI-003
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2019

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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	Title
Daniel Guerra	CDA Board Chairperson
Signature 	Date 8/10/2018

" Progress Report

Increase and Expand the Supply of Assisted Housing

The CDA relies on a number of resources to identify the greatest needs for assisted housing. These sources 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. The CDA works collaboratively with the CDA redevelopment team, other City Departments, Madison's Housing Strategy Committee, and local agencies by linking CDA housing programs to increase and expand the supply of assisted housing.

To address the housing needs of low-income families in the City of Madison, the CDA continues to lease, manage, and maintain CDA Public Housing and Multifamily Housing units and continues to look for ways to preserve the existing assisted housing units by prolonging its useful life and affordability. The CDA also continues to investigate redevelopment strategies for each of its East, West, and Triangle Public Housing sites to increase the number of affordable housing units.

In 2018, the CDA continued assistance payments on behalf of Section 8 program participants. No new tenant-based Section 8 vouchers were distributed. The CDA continued to issue Section 8 Veterans Affairs Supportive Housing (VASH) vouchers with a total of 169 in use (192 available.) Section 8 Family Unification Program (FUP) vouchers also continued to be issued, with a total of 67 in use (100 available.) The CDA entered into a Section 8 Project-Based Voucher (PBV) Housing Assistance Contract for 20 PBVs at the City of Madison's Tree Lane permanent supportive housing development, with all units being leased up in July of 2018. Independent Living ended their PBV contract with a return of six (6) vouchers. The CDA continues to operate PBV program at the following communities:

- Burr Oaks Senior Housing – 30 PBVs
- Housing Initiatives – 5 PBVs
- Pinney Lane Apartments (Movin' Out) – 8 PBVs
- Porchlight Permanent Family Housing – 8 PBVs
- Porchlight at Truax – 8 PBVs
- Prairie Crossing Apartments (Project Home) – 20 PBVs
- Rethke Terrace – 2 PBVs and 25 VASH PBVs
- Revival Ridge Apartments (Allied Drive) – 36 PBVs
- Ridgecrest Apartments – 8 PBVs
- Tree Lane Apartments - 20 PBVs
- Truax Park Apartments (CDA) – 24 PBVs
- YWCA Third Street Program – 8 PBVs

Section 8 payment standards are reviewed by the CDA annually to determine the appropriate levels for dispersion and utilization, as well as the success rate for finding suitable housing by participating families. In 2018, the CDA increased its Section 8 payment standards to 95% of HUD 2018 Fair Market Rents to allow assisted families to find housing in a currently tight housing market. The CDA also continues to market the Section 8 program to owners as an effort to ensure a successful voucher lease-up rate.

The CDA began working with The Road Home of Dane County in 2018 on the Moving Up program, and will implement a Moving Up preference with the Road Home providing referrals for families who reside in Permanent Supportive Housing (PSH) and who were previously homeless, but who no longer need that level of supportive services. Project capacity will allow for 10 families in this program, with some families leasing in place and some families shopping for a unit. The CDA also applied for technical assistance from the VERA Institute of Justice to set up a Section 8 re-entry program with Madison Urban Ministry to assist released prisoners in the program.

Improve Quality of Assisted Housing and Quality of Life

CDA Staff are committed to quality work practices, enhancing customer service, and strive to improve the quality of life for program participants. Through two (2) HUD Multifamily Housing Service Coordinator grants, the CDA continues to maintain two (2) Resident Service Coordinators at the CDA's Triangle Site. 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.

Per a HUD mandate, the CDA implemented a "Smoke Free Housing" policy in 2018, including a new lease addendum. Smoke free housing is intended to benefit the health of Public Housing residents and CDA Staff, reduce the risk of catastrophic fires, and lower maintenance costs. Under the CDA's smoke-free housing policy, tobacco products are prohibited in Public Housing. Since implementation, CDA Staff report that tenant complaints are difficult to follow up with, 32 warning letters have been issued to residents upon Staff sightings of smoking on CDA property, and one eviction notice has been issued. The Madison and Dane County Public Health Department provided educational presentations to CDA residents throughout 2017, and the CDA has referred residents to the Health Department's smoking cessation programs, as well as the quit-line. Triangle Service Coordinators have also provided 52 cessation referrals to date.

In 2018, the CDA completed modernization work on 28 units of Public Housing at "A-Site." These units were previously used for a Rapid Rehousing program in 2017. Repair work included bathroom remodeling; door, flooring, and sidewalk repair and replacement; removal of damaged foundation insulation; interior painting, and extensive routine maintenance repairs. The units were made available for renting to eligible Public Housing families and include one-, three-, and five-bedroom sizes. The CDA also applied for City of Madison Community Development Block Grant funding for up to \$400,000 to replace the boiler system at Parkside Apartments (Multifamily Housing.)

Promote Self-Sufficiency of Families and Individuals

The CDA continues to promote and support homeownership for first-time homebuyers, through its Section 8 Homeownership Option program. The program allows eligible Section 8 participants to use their Section 8 voucher assistance on monthly homeownership mortgage payments and expenses, in place of rental payments. There were two closings in 2018 and the CDA has completed 37 closings to date. Under this CDA Homeownership program, qualified low-income residents become true stakeholders by investing in themselves and their communities. The community benefits from the increased owner-occupied residence, by the enhanced property values, and by the increase in tax revenue.

The CDA's Section 8 Family Self-Sufficiency (FSS) program currently has 12 Section 8 program participants enrolled, with four (4) Section 8 program participants graduating from the program to date. Under the FSS program, Section 8 participants strive to achieve economic independence through educational, career counseling, money management, job training, and placement services. The FSS family also receives a savings account that grows as the family's earned employment income rises. The CDA also participated in HUD's Family Unification Program and Family Self-Sufficiency Demonstration, which combines FUP vouchers for youth with assistance under FSS. There were no enrollments in the FUP FSS program in 2018 due to no referrals provided to the CDA.

The CDA also promotes self-sufficiency for its Public Housing residents through HUD's Resident Opportunity and Self-Sufficiency (ROSS) grant. Under this program, Public Housing families at the CDA's East and West Site have an opportunity to increase their earned income, reduce or eliminate the need for public assistance, and make progress toward achieving economic independence and housing self-sufficiency. The CDA's ROSS Services Coordinator assesses the needs of unemployed or underemployed adults in CDA Public Housing and links them to local support service providers to achieve economic self-sufficiency. Examples of support services include educational events, job training and job search, employer linkage and job placement assistance, life skills training, and digital literacy and computer skills training. 2018 marked the second year of this three (3) year grant and resulted in a significant amount of growth due to a focus on marketing and outreach to residents and service providers. The number of referrals increased from 10 per month to an average of 50 per month. The ROSS Service Coordinator also expanded office locations to better accommodate residents at both sites, and a new computer lab was introduced at Romnes Apartments. The CDA expects to improve on data collection and outcome measurements in 2019 with program goals being met.

The CDA participates in the City of Madison and Dane County Section 3 program. Section 3 of the Housing and Urban Development Act of 1968 requires that economic opportunities, generated by certain HUD financial assistance for housing and community development programs, be given to low and very low-income individuals, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities for these individuals. A Section 3 resident is someone who lives in CDA Public Housing or who lives in the area where a HUD funded construction project is located. The CDA continues to direct efforts toward direct employment, training, and contracting opportunities to Section 3 residents and businesses through advertising and outreach, by participating in HUD or other Section 3 program trainings, and by promoting the award of contracts to Section 3 business efforts.

Ensure Equal Opportunity

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

The CDA continues to ensure equal opportunity through outreach to local community organizations, who serve low-income families with diverse demographics, including those in demographic groups most least-likely to apply for CDA housing. The CDA continues to make its programs accessible to person with disabilities and the CDA works closely with local supportive service agencies that assist persons with disabilities. To address language for Limited English Proficiency (LEP) persons, the CDA continues to provide vital documents in Spanish and the CDA's on-line application system is also available in Spanish. CDA Staff continue to utilize interpretation services as needed for LEP customers.

The CDA is committed to the City of Madison's Racial Equity and Social Justice Initiative (RESJI), which focuses on equity in policy and budget, equity in CDA operations, and equity in the communities supported by CDA housing programs. Many Staff have attended City of Madison RESJI series training, and the CDA is looking into the formation of a Staff equity team. Employee engagement initiatives have also been implemented, as engagement is a critical link to increasing equity and achieving a dedicated workforce.

The Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) was reauthorized and amended in 2013. VAWA provides special protections for victims of domestic violence, dating violence, sexual assault, and stalking who apply for, or are receiving, assistance under the CDA's housing programs. In 2017, the CDA implemented several key VAWA changes including:

- The addition of "sexual assault" as a crime covered by VAWA.
- The establishment of an emergency transfer plan for the CDA's Public Housing, Multifamily Housing, and Section 8 Housing programs.
- Revisions to Policy documents (Public Housing Admissions and Continued Occupancy Policy, Multifamily Tenant Selection Plan, and Section 8 Administrative Plan.)
- Revisions to VAWA lease addendums, notices, and forms.

The CDA will continue to follow applicable VAWA provisions and efforts, including:

- Maintaining current protections to ensure that victims of domestic violence, dating violence, sexual assault, and stalking are not discriminated against on the basis of any protected class, including their status as victims. Such status will continue to be excluded as a basis for denial of tenancy or of program assistance, as long as the family would otherwise qualify for assistance. Incidents of abuse shall not be good cause for terminating a lease held by the victim, and the abuser's criminal activity directly related to abuse shall not be grounds for eviction or termination.
- Protecting sexual assault victims in addition to domestic violence, dating violence, and stalking victims.
- Continuing the option to bifurcate a lease to maintain the victim's tenancy while evicting the perpetrator, and establishing a reasonable time period during which the tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may remain in the unit while establishing eligibility under the current housing program or seeking alternative housing.
- Providing notice of rights under VAWA to tenants and program participants, at the time an applicant is denied admission into a housing program; at the time that the family is admitted to a CDA housing program; and with any notification of eviction or termination of assistance. In providing notice, the CDA will use HUD's *Notice of Occupancy Rights Under the Violence Against Women Act* (form HUD-5380.)
- Following the requirements for documenting the occurrence of domestic violence, dating violence, sexual assault, or stalking and providing the new *Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation* (form HUD-5382.)
- Following CDA emergency transfer policies and using the *Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking* (form HUD-5383.)
- Following the Section 8 PBV requirements for a family's right to move as a result of the family, or a member of the family, being or having been the victim of domestic violence, dating violence, sexual assault, or stalking.
- Continuing to implement a Victim of Domestic Abuse preference under the Section 8 program.

The following ongoing outreach will be provided to ensure that applicants and program participants are notified of their rights under VAWA:

- VAWA provisions are to be outlined in the CDA's Section 8 Housing Assistance Payment (HAP) Contract.
- VAWA provisions are to be outlined in CDA leases for Public Housing and Multifamily Housing.
- The CDA's website will feature [VAWA information](#), including victim resources and CDA VAWA forms.
- *Notice of Occupancy Rights Under the Violence Against Women Act* (Form HUD-5380) is to be provided to applicants at the time the individual is provided assistance (Section 8 briefing) or admission (lease-signing), as well as to any applicant who is denied assistance or admission into a CDA housing program.
- *Notice of Occupancy Rights Under the Violence Against Women Act* (Form HUD-5380) is to be provided to CDA tenants or program participants at annual re-certifications and with any CDA notification of eviction or termination of assistance.

**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 Community Development Director
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 Annual Plan housing needs and strategies are consistent with the
City of Madison, WI Consolidated Plan (pages 22-33 of the CP). Annual Plan activities and progress
reports are also consistent with the five (5) impediments listed in the Analysis of Impediments of Fair
Housing Choice (pages 68-73 of the AI).

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)

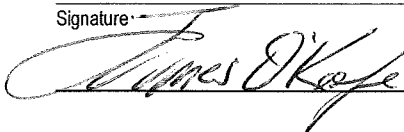
Name of Authorized Official

James O'Keefe

Title

Community Development Director

Signature



Date

8/6/18

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part I: Summary						
PHA Name : Madison Community Development Authority		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: WI003						
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	SCATTERED SITE (WI003000200)	\$311,500.90	\$282,337.50	\$182,523.51	\$258,430.83	\$258,430.83
	BJARNES ROMNES APARTMENTS (WI003000300)	\$415,888.31	\$279,050.60	\$417,241.98	\$438,117.60	\$438,117.60
	BRITTINGHAM APARTMENTS (WI003000400)	\$134,327.86	\$172,593.19	\$383,007.00	\$307,442.22	\$307,442.22
	TRUAX PARK APARTMENTS LLC (WI003000500)	\$32,640.90	\$172,832.35	\$41,197.86	\$70,814.36	\$70,814.36
	TRUAX PHASE II (WI003000600)	\$19,411.03	\$27,426.36	\$26,731.65	\$41,869.99	\$41,869.99

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (W1003000200)			\$311,500.90
ID0002	AMP 200 - STEIN-SOUTH THOMPSON SIDING REPLACEMENT * 2018(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	SIDING REPLACEMENT WITH INSULATION IMPROVEMENTS * TYPE OF SIDING REMOVED - VINYL / TYPE OF SIDING REPLACEMENT - VINYL * TYPE OF INSULATION REMOVED - NONE / TYPE OF INSULATION ADDED - EXTRUDED POLYSTYRENE BOARD & FIBERGLAS BATTS & BLOWN FIBERGLASS * NO FORCE LABOR USED * NO LBP OR ASBESTOS ABATEMENT REQUIRED.		\$60,000.00
ID0004	AMP 200 HEATING EQUIPMENT REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR		\$74,258.44
ID0009	AMP 200 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$48,390.81
ID0010	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT * REMOVE CARPET AND PAD * INSTALL LOW VOC CARPET AND PAD * RECYCLE REMOVED CARPET * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$20,000.00
ID0011	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION(Dwelling Unit-Interior (1480)-Other)	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION * REMOVE CONCRETE PERIMETER OF TWO 4-UNIT BASEMENTS * INSTALL CONCRETE PERIMETER & 4" PERFORATED DRAIN PIPE & TWO SUMP PUMPS WITH ASSOCIATED PIPING, CONTROLS AND, WIRING * INSTALLATION OF UNDERGROUND PIPING TO CITY STORM SEWER * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0012	AMP 200 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	AMP 200 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$4,209.15
ID0013	AMP 200 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$4,209.15
ID0020	AMP 200 TRAINING(Management Improvement (1408)-Staff Training)	AMP 200 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$2,149.29
ID0025	AMP 200 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$19,639.57
ID0030	AMP 200 Operations(Operations (1406))	AMP 200 Site Operations Support		\$39,279.13
ID0035	AMP 200 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,365.36

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$415,888.31
ID0014	AMP 300 ROMNES WATER SOFTENER REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 ROMNES WATER SOFTENER REPALLACEMENT * REMOVE WATER SOFTENING EQUIPMENT AD ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS AND ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$34,999.50
ID0015	AMP 300 TURBOT SIDING REPAIR AND PAINTING(Dwelling Unit-Exterior (1480)-Siding)	AMP 300 TURBOT SIDING REPAIR AND PAINTING * PRESSURE WASH SIDING * INSTALL PATCHES ON SIDING AND PAINT COMPLETE UNIT * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$8,000.00
ID0016	AMP 300 MARCONI UNIT REFURBISHMENT(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 MARCONI UNIT REFURBISHMENT * REMOVE APPLIANCES, INTERIOR DOORS, ENTRANCE DOORS, SHEETROCK, WATER HEATER, FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * INSTALL HIGH EFFICIENCY APPLIANCES, SOLID CORE INTERIOR DOORS, INSULATED ENTRANCE DOORS, SHEETROCK, HIGH EFFICIENCY WATER HEATER AND ASSOCIATED PIPING, HIGH EFFICIENCY FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$40,000.00
ID0021	AMP 300 TRAINING(Management Improvement (1408)-Staff Training)	AMP 300 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$3,822.39
ID0026	AMP 300 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$34,927.85

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	AMP 300 Operations(Operations (1406))	AMP 300 Site Operations Support		\$69,855.70
ID0037	AMP 300 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$73,817.54
ID0171	AMP 300 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 300 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$7,712.42
ID0175	AMP 300 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$7,712.42
ID0179	Copy of AMP 300 HEATING EQUIPMENT REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR		\$117,880.36
ID0180	AMP 300 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$17,160.13

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRITTINGHAM APARTMENTS (WI003000400)			\$134,327.86
ID0017	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$27,894.74
ID0022	AMP 400 TRAINING(Management Improvement (1408)-Staff Training)	AMP 400 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$2,882.88
ID0029	AMP 400 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$26,342.89
ID0032	AMP 400 Operations(Operations (1406))	AMP 400 Site Operations Support		\$52,685.78
ID0172	AMP 400 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 400 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODOES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$5,803.92

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0176	AMP 400 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$5,803.92
ID0181	AMP 400 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,913.73
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$32,640.90
ID0019	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$9,896.91
ID0023	AMP 500 TRAINING(Management Improvement (1408)-Staff Training)	AMP 500 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$617.76
ID0027	AMP 500 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,644.91
ID0033	AMP 500 Operations(Operations (1406))	AMP 500 Site Operations Support		\$11,289.81

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0173	AMP 500 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 500 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,228.76
ID0178	AMP 500 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,228.76
ID0182	AMP 500 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,733.99
	TRUAX PHASE II (WI003000600)			\$19,411.03
ID0024	AMP 600 TRAINING(Management Improvement (1408)-Staff Training)	AMP 600 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$527.67
ID0028	AMP 600 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,821.69

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Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	AMP 600 Operations(Operations (1406))	AMP 600 Site Operations Support		\$9,643.38
ID0174	AMP 600 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 600 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,045.75
ID0177	AMP 600 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,045.75
ID0183	AMP 600 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,326.79
	Subtotal of Estimated Cost			\$913,769.00

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$282,337.50
ID0001	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,835.89
ID0036	AMP 200 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry,Contract Administration (1480)-Other)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS		\$20,079.55
ID0041	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2019(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$8,665.79
ID0044	AMP 200 EAST MAINTENANCE SHOP REPLACEMENT * 2019(Non-Dwelling Construction-New Construction (1480)-Shop)	AMP 200 EAST MAINTENANCE SHOP REPLACEMENT * REMOVE SOILS NECESSARY TO PLACE FROST FOOTINGS FOR NEW STRUCTURE * INSTALL NEW 40' X 80' AT LOCATION OF OLD BUILDING, INSTALL NEW WATER, WASTE, DATA AND, ELECTRICAL SERVICE. NEW BUILDING TO BE WOOD FRAMEWITH CONCRETE FLOOR AND FROST FOOTINGS, HIGH EFFICIENCY WINDOWS, FURNACE AND AIR CONDITIONING WILL BE INSTALLED, R 24 WALLS AND R 38 CEILING. EXTERIOR EXTRUDED POLYSTYRENE INSULATION WILL BE CONTINUOUS TO FOOTINGS. * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$134,302.43

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	AMP 200 OPERATIONS * 2019(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$70,278.41
ID0052	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$3,009.01
ID0061	AMP 200 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$3,223.94
ID0184	AMP 200 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$8,102.61
ID0189	AMP 200 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,839.87
	BJARNES ROMNES APARTMENTS (WI003000300)			\$279,050.60
ID0038	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$56,976.92

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0042	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2019(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$22,913.16
ID0048	AMP 300 OPERATIONS * 2019(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$124,986.16
ID0053	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,351.35
ID0057	AMP 300 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Sundry,Administration (1410)-Salaries)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$35,710.33
ID0062	AMP 300 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,733.59

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0054	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,036.04
ID0058	AMP 400 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$26,933.05
ID0063	AMP 400 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$4,324.32
ID0186	AMP 400 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$11,172.55
ID0191	AMP 400 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,431.38
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$172,832.35

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0187	AMP 500 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,365.36
ID0192	AMP 500 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,996.73
	TRUAX PHASE II (WI003000600)			\$27,426.36
ID0051	AMP 600 OPERATIONS * 2019(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,253.98
ID0056	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$738.74
ID0060	AMP 600 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,929.71
ID0065	AMP 600 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$791.51

Form HUD-50075.2(4/2008)

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Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$182,523.51
ID0067	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$44,790.82
ID0071	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$28,910.53
ID0077	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$2,149.29
ID0078	AMP 200 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$22,582.66
ID0079	AMP 200 OPERATIONS * 2020(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$79,039.23
ID0194	AMP 200 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	AMP 300 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$40,161.97
ID0090	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$3,822.39
ID0195	AMP 300 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
	BRITTINGHAM APARTMENTS (WI003000400)			\$383,007.00
ID0069	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,894.74
ID0073	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$3,947.37
ID0076	AMP 400 COMMON AREA REFURBISHMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	AMP 400 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES.		\$205,010.10

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$258,430.83
ID0094	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0095	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0096	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0097	AMP 200 OPERATIONS * 2021(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$48,001.22
ID0098	AMP 200 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$24,000.61
ID0151	AMP 200 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$72,866.14

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0161	AMP 200 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 200 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$17,772.60
ID0199	AMP 200 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.15
ID0204	AMP 200 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,154.95
ID0248	AMP 200 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44
	BJARNES ROMNES APARTMENTS (WI003000300)			\$438,117.60
ID0101	AMP 300 OPERATIONS * 2021(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$85,367.43

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Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0110	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0119	AMP 300 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$42,683.72
ID0134	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0143	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0153	AMP 300 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$119,565.59
ID0163	AMP 300 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$29,162.94

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Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0200	AMP 300 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0205	AMP 300 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,774.61
ID0249	AMP 300 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$9,640.52
	BRITTINGHAM APARTMENTS (WI003000400)			\$307,442.22
ID0103	AMP 400 OPERATIONS * 2021(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$64,384.86
ID0121	AMP 400 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$32,192.43
ID0136	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE		\$39,978.64

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Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0145	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0155	AMP 400 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	AMP 400 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$79,957.28
ID0165	AMP 400 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$19,502.18
ID0201	AMP 400 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0206	AMP 400 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,623.60

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Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0218	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0250	AMP 400 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$70,814.36
ID0105	AMP 500 OPERATIONS * 2021(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$13,796.76
ID0114	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0123	AMP 500 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,898.38
ID0138	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97

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Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0157	AMP 500 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 500 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$19,361.95
ID0167	AMP 500 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 500 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$4,722.53
ID0202	AMP 500 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0207	AMP 500 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,672.57
ID0251	AMP 500 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			\$41,869.99
ID0107	AMP 600 OPERATIONS * 2021(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$11,784.73
ID0116	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0125	AMP 600 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,892.36
ID0140	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0149	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0159	AMP 600 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 600 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$8,249.04

Form HUD-50075.2(4/2008)

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Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$438,117.60
ID0209	AMP 300 OPERATIONS * 2022(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$85,367.43
ID0217	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0221	AMP 300 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$119,565.59
ID0229	AMP 300 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Sundry,Administration (1410)-Salaries)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$42,683.72
ID0234	AMP 300 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0239	AMP 300 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,774.61

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Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0244	AMP 300 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$29,162.94
ID0254	AMP 300 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$9,640.52
ID0259	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0264	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
	BRITTINGHAM APARTMENTS (WI003000400)			\$307,442.22
ID0211	AMP 400 OPERATIONS * 2022(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$64,384.86

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Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0222	AMP 400 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 400 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$79,957.28
ID0225	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0230	AMP 400 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$32,192.43
ID0235	AMP 400 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0240	AMP 400 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,623.60
ID0245	AMP 400 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$19,502.18
ID0255	AMP 400 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0260	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$39,978.64
ID0265	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$70,814.36
ID0212	AMP 500 OPERATIONS * 2022(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$13,796.76
ID0219	AMP 500 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 500 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS AND CURBS, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$19,361.95

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0226	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0231	AMP 500 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,898.38
ID0236	AMP 500 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0241	AMP 500 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,672.57
ID0246	AMP 500 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 500 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$4,722.53
ID0256	AMP 500 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0228	AMP 200 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$24,000.61
ID0233	AMP 200 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.15
ID0238	AMP 200 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,154.95
ID0243	AMP 200 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 200 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$17,772.60
ID0253	AMP 200 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44
ID0258	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE		\$36,433.07

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0263	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
	TRUAX PHASE II (WI003000600)			\$41,869.99
ID0215	AMP 600 OPERATIONS * 2022(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$11,784.73
ID0223	AMP 600 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 600 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$8,249.04
ID0227	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0232	AMP 600 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,892.36

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>			FFY of Grant: 2015 FFY of Grant Approval: 2015
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	186,848.00	326,984.00	0.00	0.00
3	1408 Management Improvements	20,000.00	14,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	93,424.00	93,424.00	0.00	0.00
5	1411 Audit	2,500.00	2,500.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	38,500.00	38,500.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	577,968.00	437,832.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	15,000.00	15,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	934,240.00	934,240.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	140,136.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: Date of CFFP: DNA			FFY of Grant: 2015
					FFY of Grant Approval: 2015
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised	Obligated	Expended
Signature of Executive Director <i>Natalie Erdmer</i>		Date 2-1-16		Signature of Public Housing Director Date	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 Replacement Housing Factor Grant No: DNA				CFFP (Yes/ No): No		Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1	Flooring Replacement	1460	8	20,875.69	20,875.69			
3-1	Heating Replacement	1460	6	15,000.00	15,000.00			
3-4	Flooring Replacement	1460	7	33,268.74	33,268.74			
3-5	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-6	Flooring Replacement	1460	8	8,268.74	8,268.74			
3-7	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-7	Heating Replacement	1460	3	7,500.00	7,500.00			
3-8	Flooring Replacement	1460	2	18,482.63	18,482.63			
3-8	New East Maintenance Building	1460	1	400,000.00	265,864.00			
3-9	Flooring Replacement	1460	2	7,393.05	7,393.05			
3-9	Heating Replacement	1460	3	7,500.00	7,500.00			
3-13	Flooring Replacement	1460	3	7,393.05	7,393.05			
3-13	Heating Replacement	1460	3	7,500.00	7,500.00			
Admin	Administration	1410	1	93,424.00	93,424.00			
A+E	Architectural, Engineering, Consulting	1430	1	30,000.00	30,000.00			

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

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/31/2011

[illegible]

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1	04/2017		04/2019		
3-4	04/2017		04/2019		
3-5	04/2017		04/2019		
3-6	04/2017		04/2019		
3-7	04/2017		04/2019		
3-8	04/2017		04/2019		
3-9	04/2017		04/2019		
3-13	04/2017		04/2019		

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

Part III: Implementation Schedule for Capital Fund Financing Program

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval: 2016
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	367,745.40			
3	1408 Management Improvements	10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	105,070.20			
5	1411 Audit	4,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	543,886.40			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

¹ To be completed for the Performance and Evaluation Report.

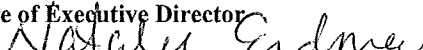
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: W139-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval: 2016
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,050,702.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	40,000.00			
Signature of Executive Director 		Date 2.15.17		Signature of Public Housing Director 	
				Date 	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406	1	367,745.40				
PHA WIDE	Management Improvements (Training)	1408	1	10,000.00				
PHA WIDE	Administration	1410		105,070.20				
PHA WIDE	Audit	1411		4,000.00				
PHA WIDE	A&E	1430		20,000.00				
3-1	Flooring Replacements	1460	4	20,000.00				
3-1	Heating Replacements	1460	2	10,000.00				
3-4	Flooring Replacements	1460	4	20,000.00				
3-4	Heating Replacements	1460	4	10,000.00				
3-4	Common Area Refurbish	1460	1	62,394.90				
3-5	Flooring Replacements	1460	4	20,000.00				
3-5	Heating Replacements	1460	4	20,000.00				

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Part II: Supporting Pages								
PHA Name Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-6	Flooring Replacements	1460	4	20,000.00				
3-6	Common Area Refurbish	1460	1	225,010.00				
3-7	Flooring Replacements	1460	4	20,000.00				
3-7	Heating Replacements	1460	6	15,000.00				
3-8	Flooring Replacements	1460	4	20,000.00				
3-9	Flooring Replacements	1460	4	20,000.00				
3-9	Heating Replacements	1460	6	15,000.00				
3-13	Flooring Replacements	1460	4	20,000.00				
3-13	Heating Replacements	1460	10	26,481.40				
AMP 200	Computer Hardware	1475		0.00				

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[illegible]

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Community Development Authority of the City of Madison

Federal FFY of Grant: 2016

[illegible]

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WJ39P00350117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		0.00		
2	1406 Operations (may not exceed 20% of line 21) ³	\$	223,335.00		
3	1408 Management Improvements	\$	20,000.00		
4	1410 Administration (may not exceed 10% of line 21)	\$	111,667.50		
5	1411 Audit		0.00		
6	1415 Liquidated Damages		0.00		
7	1430 Fees and Costs	\$	33,500.25		
8	1440 Site Acquisition		0.00		
9	1450 Site Improvement		0.00		
10	1460 Dwelling Structures	\$	703,172.25		
11	1465.1 Dwelling Equipment—Nonexpendable		0.00		
12	1470 Non-dwelling Structures		0.00		
13	1475 Non-dwelling Equipment	\$	25,000.00		
14	1485 Demolition		0.00		
15	1492 Moving to Work Demonstration		0.00		
16	1495.1 Relocation Costs		0.00		
17	1499 Development Activities ⁴		0.00		

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

⁴ RHF funds shall be included here.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39P00350117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,116,675.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 223,172.25			
Signature of Executive Director <i>Natalie Edman</i>		Date 7/31/2017		Signature of Public Housing Director <i>Sam Connolly</i>	
				Date 07/31/2017	

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Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Operations	1406		\$54,245.20				
WI003000300 Bjarnes Romnes Apts.	Operations	1406		\$89,010.60				
WI003000400 Brittingham Apts.	Operations	1406		\$59,524.20				
WI003000500 Truax Park Apts. LLC	Operations	1406		\$14,414.00				
WI003000600 Truax Phase II	Operations	1406		\$6,141.00				
WI003000200 Scattered Site	Mgt. Imps.	1408		\$4,857.74				
WI003000300 Bjarnes Romnes Apts.	Mgt. Imps.	1408		\$7,971.04				
WI003000400 Brittingham Apts.	Mgt. Imps.	1408		\$5,330.49				
WI003000500 Truax Park Apts. LLC	Mgt. Imps.	1408		\$1,290.80				
WI003000600 Truax Phase II	Mgt. Imps.	1408		\$549.94				
WI003000200 Scattered Site	Administration	1410		\$27,122.60				
WI003000300 Bjarnes Romnes Apts.	Administration	1410		\$44,505.30				
WI003000400 Brittingham Apts.	Administration	1410		\$29,762.10				
WI003000500 Truax Park Apts. LLC	Administration	1410		\$7,207.00				
WI003000600 Truax Phase II	Administration	1410		\$3,070.50				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Fees & Costs	1430		\$8,136.78				
WI003000300 Bjarnes Romnes Apts.	Fees & Costs	1430		\$13,351.59				
WI003000400 Brittingham Apts.	Fees & Costs	1430		\$8,928.63				
WI003000500 Truax Park Apts. LLC	Fees & Costs	1430		\$2,162.10				
WI003000600 Truax Phase II	Fees & Costs	1430		\$921.15				
WI003000200 Scattered Site	Flooring	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Flooring	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Flooring	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Flooring	1460		\$9,680.97				
WI003000600 Truax Phase II	Flooring	1460		\$4,124.52				
WI003000200 Scattered Site	Heating	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Heating	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Heating	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Heating	1460		\$9,680.97				
WI003000600 Truax Phase II	Heating	1460		\$4,124.52				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	On Demand	1460		\$7,286.61				
WI003000300 Bjarnes Romnes Apts.	On Demand	1460		\$11,956.56				
WI003000400 Brittingham Apts.	On Demand	1460		\$7,995.73				
WI003000500 Truax Park Apts. LLC	On Demand	1460		\$1,936.19				
WI003000600 Truax Phase II	On Demand	1460		\$824.90				
WI003000200 Scattered Site	Parking Repave	1460		\$72,866.14				
WI003000300 Bjarnes Romnes Apts.	Parking Repave	1460		\$119,565.59				
WI003000400 Brittingham Apts.	Parking Repave	1460		\$79,957.28				
WI003000500 Truax Park Apts. LLC	Parking Repave	1460		\$19,361.95				
WI003000600 Truax Phase II	Parking Repave	1460		\$8,249.04				
WI003000200 Scattered Site	Exterior Lighting	1460		\$17,772.60				
WI003000300 Bjarnes Romnes Apts.	Exterior Lighting	1460		\$29,162.94				
WI003000400 Brittingham Apts.	Exterior Lighting	1460		\$19,502.18				
WI003000500 Truax Park Apts. LLC	Exterior Lighting	1460		\$4,722.52				
WI003000600 Truax Phase II	Exterior Lighting	1460		\$2,012.00				

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