



Public Housing Authority Plan Highlights

5-Year Plan for Years 2020 – 2024

1. Housing Needs – Related to housing cost burden, based on the City of Madison’s Consolidated Plan

2. Goals and Opportunities

Goal 1: Expand the supply of assisted housing

- Maintain 98% or higher occupancy and improve Section 8 lease up rate
- Provide homeownership option for low-income families
- Preserve housing portfolio, develop new units, and create partnerships for additional assisted housing units

Goal 2: Improve the quality of assisted housing

- Modernize Public and Multifamily Housing units
- Pursue energy efficiency improvements and sustainable practices

Goal 3: Improve the quality of life for program participants

- Improve resident services and add supportive services
- Close the digital divide
- Build partnerships, and support resident associations and the Resident Advisory Board

Goal 4: Promote self-sufficiency and economic opportunity

- Increase number of employed persons in assisted housing
- Support self-sufficiency
- Provide supportive services to increase independence
- Create a Section 3 Resident Employment & Opportunity Program

Goal 5: Maintain fiscally responsible operations and financial sustainability

- Maximize resources and create sustainable funding model
- Utilize asset management principles and adopt streamlining practices
- Implement procurement policies and inventory management
- Implement energy efficient cost-saving measures

Goal 6: Provide highest quality of governance and services

- Provide top quality customer service and improve CDA image
- Retain the best qualified employees and practice employee engagement principles
- Achieve and maintain high-performer status
- Implement automation, technology upgrades, and process improvement
- Maintain effective CDA Board governance

Goal 7: Ensure equal opportunity and further non-discrimination in CDA housing

- Ensure equal access to CDA housing and a suitable living environment
- Create and ensure a culture of equity

Goal 8: Comply with the Violence Against Women Act (VAWA)

3. Progress Report

CDA Achievements 2015- 2019

- | | |
|------------------------------------|---|
| • Rehabbed 28 units at A-Site | • 13 Section 8 Homeownership closings |
| • Sold Marconi Street Home | • Issued 200 Section 8 vouchers |
| • Implemented Smoke Free Housing | • Awarded 20 PBVs for homeless supportive housing |
| • Received \$3,751 grant for trees | • Received 71 VASH vouchers |

2020 PHA Annual Plan

- 1. Revisions to Public Housing Policies (ACOP)** – College student criteria, minimum heating standards, over-income policy, and prohibition on sexual harassment added
- 2. Revisions to Section 8 Policies (S8 Admin Plan)** – Juvenile sex offender screening and prohibition on sexual harassment

Capital Fund Statements

- 3. Five-Year Action Plan** – Details how the CDA plans to address capital and management improvements using Capital Funds. Work activity is by development for Years 2018 thru 2022. The approved plan becomes the basis for the Capital Fund budget
- 4. Annual Performance and Evaluation Reports** – Annual Capital Fund budget submitted to HUD. Provides a summary of estimated and actual costs and work from Grant Years 2016 thru 2019

Resident Advisory Board and Public Comments

1. When considering whether to evict or allow an over-income family to stay in Public Housing after tracking for two-years, the family may remain in unit and pay fair market rent
2. The Resident Advisory Board would like to see employment opportunities for seniors
3. The process for addressing residents who smoke in their unit does not ensure smoke-free housing
4. Request to clean the outside windows at the Triangle
5. Request outreach to Section 8 program participants on the homeownership program
6. Recommend improvements in communications at Public Housing lease-up meetings
7. CDA should receive funding to provide rapid re-housing for newly homeless men coming to Porchlight shelter at Grace Episcopal Church