

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 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2017 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 775 Number of Housing Choice Vouchers (HCVs): 1891 Total Combined Units/Vouchers: 2666 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>The PHA Plan is posted on the CDA Housing Operations website at: https://www.cityofmadison.com/dpced/housing/annual-plans/465/</p> <p>A copy of the PHA Plan may be viewed at the following CDA Offices, during regular business hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> CDA Central Office 215 Martin Luther King Jr. Boulevard, Suite 120 Madison, WI 53703 8:00 am – 4:30 pm (Mon – Thur) </td> <td style="width: 50%; padding: 5px;"> CDA West Site Office 540 W. Olin Avenue, #200 Madison, WI 53715 9:00 am – 12:00 noon (Mon, Wed, Fri) and 1:00 pm – 4:00 pm (Tue, Thur) </td> </tr> <tr> <td style="padding: 5px;"> CDA East Site Office 3538 Straubel Street, Suite 101 Madison, WI 53704 1:00 pm – 4:00 pm (Mon – Fri) </td> <td style="padding: 5px;"> CDA Triangle Site Office 702 Braxton Place Madison, WI 53715 8:30 – 12:00 noon (Mon-Fri) </td> </tr> </table> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;">Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	CDA Central Office 215 Martin Luther King Jr. Boulevard, Suite 120 Madison, WI 53703 8:00 am – 4:30 pm (Mon – Thur)	CDA West Site Office 540 W. Olin Avenue, #200 Madison, WI 53715 9:00 am – 12:00 noon (Mon, Wed, Fri) and 1:00 pm – 4:00 pm (Tue, Thur)	CDA East Site Office 3538 Straubel Street, Suite 101 Madison, WI 53704 1:00 pm – 4:00 pm (Mon – Fri)	CDA Triangle Site Office 702 Braxton Place Madison, WI 53715 8:30 – 12:00 noon (Mon-Fri)	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>X <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p>X <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>X <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" 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>X <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>See attached Plan Element revisions</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>See attached 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>X <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p>X <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p>X <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>X <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p>X <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p>X <input type="checkbox"/> Non-Smoking Policies.</p> <p>X <input type="checkbox"/> Project-Based Vouchers.</p> <p>X <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p>X <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 attached 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>

<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<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 attached Progress Report</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Comments and Analysis.</p>
<p>B.7</p>	<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>
<p>B.8</p>	<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"/> X</p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<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>
<p>C.1</p>	<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 5/13/2014.</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.

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 *	9%	9%	12%	10%	60%
Large Family Households *	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%

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.

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.

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

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	3157		784		1517	
INCOME QUALIFICATIONS						
Extremely low income (<=30% AMI)	2808	88.95%	714	91.07%	1253	82.60%
Very low income (>30% but <=50% AMI)	311	9.85%	60	7.65%	244	16.08%
Low income (>50% but <80% AMI)	38	1.20%	10	1.28%	20	1.32%
FAMILY COMPOSITION						
Families with children	2452	77.67%	83	10.59%	1062	70.01%
Elderly Families	163	5.16%	203	25.89%	35	2.31%
Families with Disabilities	431	13.65%	474	60.46%	122	8.04%
Single	111	3.52%	24	3.06%	298	19.64%
RACE						
African American	1966	62.27%	349	44.52%	1285	84.71%
White	986	31.23%	391	49.87%	200	13.18%
Asian	123	3.90%	23	2.93%	8	0.53%
American Indian/Alaska Native	26	0.82%	4	0.51%	4	0.26%
Native Hawaiian/Other Pacific Islander	13	0.41%	4	0.51%	4	0.26%
Not Assigned	43	1.37%	13	1.66%	16	1.06%
ETHNICITY						
Hispanic or Latino	200	6.34%	32	4.08%	54	3.56%
Not Assigned	2	0.06%	0	0.00%	0	0.00%
Not Hispanic or Latino	2955	93.60%	752	95.92%	1463	96.44%

CDA Wait Lists By Bedroom Size

Bedroom Size	Public Housing	% of total Wait List	Multifamily Housing	% of total Wait List
One-Bedroom	635	20.11%	689	87.88%
Two-Bedroom	1494	47.32%	42	5.36%
Three-Bedroom	881	27.91%	53	6.76%
Four-Bedroom	106	3.36%	0	0.00%
Five-Bedroom	41	1.30%	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		
a.) Public Housing Operating Fund	\$ 1,404,332	
b.) Public Housing Capital Fund (2016)	\$ 1,050,702	
c.) Annual Contributions for Section 8 Assistance	\$12,700,000	
d.) Section 8 Administrative Fund	\$ 1,100,445	
e.) Section 8 Family Self-Sufficiency Grant	-0-	Section 8 FSS Program Services
f.) Multifamily Housing Service Coordinator Grant	\$ 136,018	Multifamily Resident Services
g.) Public Housing Resident Opportunities and Self-Sufficiency Grant (3 year grant)	\$ 72,088	Public Housing Resident Services
2. Prior Year Federal Grants (Unobligated Funds Only)	\$ 416,495	Public Housing Capital Improvements
3. Public and Multifamily Housing Dwelling Rental Income	\$ 3,004,285	Public Housing Operations
4. Other Non-Dwelling Income	\$ 325,291	Public and Multifamily Housing Operations
5. Non-Federal Sources		
a.) City of Madison General Fund	\$ 174,000	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.

The CDA plans to revise the following Eligibility, Selection, and Admissions Policies:

Rent Burden Preference

The demand for housing assistance exceeds the limited resources available to HUD and the CDA. There are a significant number of families who are not receiving any housing assistance and are rent burdened (see Housing Needs). Therefore, the CDA plans to implement a Section 8 rent burden preference, and the Section 8 Administrative Plan will be revised to reflect the implementation of this preference. A rent burden preference will be given to families where the Head, Spouse, or Co-Head is currently paying more than 30% of their gross monthly income towards rent and utilities for the last 90 days. Mortgages and homes in foreclosures are not included. Applicants will be required to prove they are rent burdened. Verification may include a copy of a lease agreement, copies of full rental payments, verifiable documentation for utility companies, and income verifications. Households with severe rent burdens were previously a federally mandated preference. By implementing this preference, the CDA will be able to serve those with the most financial need.

Site-Based Wait Lists

The Public Housing Admissions and Continued Occupancy Policies will be revised to reflect a site-based wait list system. The CDA currently utilizes a centralized wait list system which provides for two offers of housing. The CDA has been monitoring eligible applicants who elect not to move into a CDA Public Housing unit. The CDA commonly finds that location is a common reason in which applicants will turn down a housing offer. Many applicants wait for a second offer at a location they prefer and a number of applicants decline both offers due to location. In these cases, CDA Staff have already invested significant time in processing the applicants for admission into the program. In an effort to make the process more efficient for both the applicant and CDA Staff, the CDA intends to create a site-based wait list plan to draw in a broad range of applicants, who may be specifically interested in a Public Housing site or development. Site-based wait lists will provide applicants with residential choice in building, development, or neighborhood. Site-based wait lists will reduce the need for low-income families to have to take the least desirable location, and Site-based wait lists should help to reduce unit turnover due to resident dissatisfaction with their assigned housing. The site-based wait list system should not have any discriminatory impact on applicants, as the CDA will disclose any housing option within the CDA's inventory to each applicant. The CDA will also provide basic information regarding each development, such as location, size of accessible units, amenities, security, transportation, and training programs. The CDA intends to provide more property and location information to applicants, at initial application, so that applicants may make a consumer choice regarding which site location or development they would prefer to live at. The CDA will continue to use date-and-time of application and preferences for ranking applicants on a wait list. The CDA will provide on-going review of its site-based wait lists to determine if they are consistent with Civil Rights and Fair Housing laws and regulations, will take any steps necessary to remedy any problems, and will continue to affirmatively further fair 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. The Triangle is one site currently being evaluated for its future needs. A draft Triangle Strategic Plan has been created, which includes an assessment of the current state of the site, as well as future needs of the site. The CDA intends to conduct more research on the Triangle in 2016. Based on the assessment and research, the CDA will establish a list of several broad goals for a Triangle Master Plan and multi-phase redevelopment beginning in 2017. The CDA will also look for income generating opportunities, and the CDA will 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.

Rental Assistance Demonstration (RAD) is being review by the CDA as a possible option for the CDA's Triangle Site and West Site. 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, the CDA would either convert Public Housing units into Project-Based Voucher (PBV) units or Project-Based Rental Assistance (PBRA) units. The CDA will continue to investigate a conversion to RAD, which may include submission of application(s) to HUD to convert Public Housing units under the RAD program.

In the past, the CDA has demolished old Public Housing units to build new Public Housing units; specifically, at Truax Park Apartments under Phase 1 and Phase 2 redevelopment. The CDA is currently in the process of disposing one Public Housing unit located on Marconi Avenue, due to severe water damage (see progress report). 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 the tenants 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.

HUD is implementing a "Smoke Free Housing" rule to improve indoor air quality in housing, benefit the health of Public Housing residents and Public Housing staff, reduce the risk of catastrophic fires, and lower overall maintenance costs. Therefore, the CDA is currently working on a smoke-free housing policy, which will prohibit lit tobacco products in Public Housing. The CDA intends to have new Public Housing leases implemented by HUD's deadline of January, 2018. The Madison and Dane County Public Health Department has also provided information to the CDA regarding smoke-free policies and smoking cessation, and they have also provided educational presentations to CDA residents.

As a subcomponent of the CDA's Section 8 tenant-based assistance program, the CDA has established a Section 8 Project-Based voucher (PBV) program to further its overall housing strategy. The CDA has committed to 20 PBVs in 2017 for the Madison Family Supportive Housing Development, and the CDA will continue to use PBVs and explore options where PBVs may be used in developing affordable housing and for special needs housing.

In an effort to expand the supply of affordable rental units where most needed, 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 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.

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, housing needs assessments, and CDA vacancy and wait list reports. The CDA works collaboratively with the CDA redevelopment team, as well as other City Departments 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 2016, the CDA continued to issue Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Project-Based Voucher (PBV) assistance payments on behalf of Section 8 program participants. 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 2016, the CDA reduced the payment standards to 102% of the HUD Fair Market Rents (FMR) to allow the maximum number of families to receive assistance. The CDA also continues to market the Section 8 program to owners as an effort to ensure a successful voucher lease-up rate.

To address general attrition, the CDA issued 117 tenant-based Section 8 vouchers in 2015 and another 40 vouchers in 2016. The CDA continues to issue VASH and FUP vouchers to maximize utilization under those programs, as well. The CDA continues to apply for Section 8 funding, if such HUD funding opportunities are available. In 2016, the CDA received 25 VASH PBVs and has applied those vouchers to the Rethke Permanent Supportive Housing project for housing chronically homeless veterans, who will also receive case management at the project.

Improve Quality of Assisted Housing and Quality of Life

CDA Staff are committed to quality work practices, as well to enhancing customer service. In addition, the CDA applies for additional Section 8 funding or other funding as notifications of funding availability (NOFA) announcements are issued by HUD.

The CDA strives to improve the quality of life for program participants. Through the HUD Service Coordinator grant, the CDA continues to maintain two 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.

The CDA completed Phase 2 of redevelopment at Truax Park Apartments with existing tenants moving into 40 new units of Public Housing. A draft Strategic Plan has also been started for the CDA's Triangle site, including an assessment of the current state and future needs of the site. The CDA's West Site is also being considered for redevelopment.

Twenty-Eight (28) Public Housing units on Wright Street (A-Site) are currently under HUD review for demolition and disposition for future redevelopment at Truax Park Apartments. In the interim, the CDA entered into a twelve-month agreement for use of these 28 units by several non-profits to provide housing and supportive case management to homeless families. Under a Rapid Re-Housing program, the YWCA, The Road Home, and the United Way are providing rent assistance and intensive, broad-based case management services at this CDA site, with property management provided by Meridian.

One Public Housing unit on Marconi Avenue is under HUD review for disposition. This single-family house suffered extensive damage by a Public Housing resident, and has been designated as a casualty loss. The unit is unsuitable for housing in its current physical condition, and estimates for repairs exceed the threshold for total development cost. Therefore, rehabilitation of the unit would not be cost effective for the CDA. Habitat for Humanity has offered to purchase the unit, as well as perform the rehab work and to sell the unit to a low-income family. Habitat for Humanity has a long-standing reputation for successfully providing affordable housing options for low-income families. Habitat also has volunteer labor, which makes it cost effective for them to rehab the unit. Once approved by HUD, and in keeping with the CDA's mission to provide decent, safe, and affordable housing, the CDA intends to sell its interest in this property to Habitat for Humanity

The CDA continues to operate a Section 8 Project-Based Voucher (PBV) program. In 2016, the CDA issued project-based vouchers to the following agencies:

- Pinney Lane (Movin' Out) – 8 vouchers are being used at the project, which is designated for people with disabilities or for veterans.

- Rethke Permanent Supportive Housing – 27 vouchers for chronically homeless, with 25 of those project-based vouchers being used for chronically homeless veterans as VASH PBVs. Case management services provided by Heartland Housing.
- Ridgecrest (formerly Northridge Terrace) – 8 vouchers are being used at this project to help keep the rents affordable.
- Truax Phase 2 – 8 vouchers applied to one CDA building for housing chronically homeless individuals. Porchlight, Inc. is providing the property management and case management services.

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. The CDA has completed 33 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 11 Section 8 program participants enrolled. 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 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 is in the process of hiring ROSS Services Coordinators, who will assess the needs of eligible Public Housing residents and link 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.

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 Persons (LEP), the CDA continues to provide vital documents in Spanish and CDA staff continue to utilize interpretation services as needed for LEP customers.

The Violence Against Women Act (VAWA)

The Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) provides special protections for victims of domestic violence, dating violence, and stalking who are apply for or receiving assistance under the CDA's housing programs. The CDA continues to follow the applicable VAWA provisions, and a VAWA policy currently exists within each of the CDA's written policy documents. The following outreach is also provided to ensure that applicants and program participants are notified of their rights under VAWA:

- VAWA provisions are outlined in the CDA's Section 8 Housing Assistance Payment (HAP) Contract
- Notice of VAWA rights is provided to Section 8 program participants and participating landlords through new participant briefings and the regular certification process
- Public Housing and Multifamily Housing tenants are provided with a notice of VAWA rights at annual re-certification
- Notification of protections and rights under VAWA is provided at the issuance of application denials and termination of assistance or eviction

Resident Advisory Board (RAB) Comments

Meeting Date: October 6, 2016 – 10:00 a.m.

RAB Members Present: Sariah Daine

PHA Employees Present: Lisa Daniels, Tom Conrad

2017 Annual PHA Plan

Lisa Daniels presented the highlights from the draft plan. HUD has created a new template for the plan, “form HUD-50075-ST”

Revisions (Section B.1.)

The Housing Needs Data is updated in the plan. The RAB reviewed the HUD required Public Housing Deconcentration policy and Financial Resources section. Significant amendments or modifications to the plan include adding a wait list preference for applicants with high rent burdens and implementation of site-based wait lists.

Comment: The RAB member asked about the Deconcentration policy and the potential of skipping names in order to address concentration of poverty.

Response: Lisa Daniels explained that HUD requires a policy to address deconcentration although CDA has never had an issue that would trigger such a policy.

Comment: The RAB member commented on the advantage of site-based wait lists.

New Activities (Section B.2.)

New activities are described beginning on page 12 of the plan. These include redevelopment of CDA housing stock using the tools allowed by HUD. Potential conversion of some or all Public Housing to RAD, demolition or disposition of any units that would be replaced or that cannot be modernized, implementation of the HUD smoke-free policy, further use of the Project-based Voucher option to support permanent supported housing development, increase occupancy of public housing units and pursuit of grants for education technology and safety and security.

Comment: The RAB member said that the conversion to RAD sounds like a good idea.

Comment: The RAB member inquired about smoking cessation offerings and expressed a need for no-smoking policies. She also commented that the CDA has reviewed such an action in the past at Board level. She is happy to see HUD and CDA implementing this policy.

Progress Report (Section B.5.)

Progress reports begin on page 13 of the plan.

- Administration of the Section 8 program and Public Housing programs
- Resident Service Coordinator grants for Public Housing and Multi-family housing
- Fair Housing efforts to ensure equal opportunity
- Support protections for victims of domestic violence under the Violence Against Women Act, (VAWA)

2017 Capital Fund Plan

CDA is required by HUD to have an approved 5-Year Action Plan in order to receive a Capital Fund Grant in the coming year. The Forms HUD 50075 *Annual Statement/Performance and Evaluation Report Submission for the Annual Statement and 5-year Action Plan* were presented to the RAB.

The meeting adjourned at 11:05 a.m.

Analysis of Resident Advisory Board Recommendations

The Resident Advisory Board Member provided comments and recommended the 2017 Annual PHA Plan be submitted as it is written.

Challenged Elements

No challenged plan elements have been reported to the City of Madison Community Development Authority (CDA) for the 2017 Annual PHA Plan.

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
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	210,140.40			
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	40,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	661,491.40			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	20,000.00			
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			

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: 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	
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 <i>Natalie Eidman</i>		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFPP (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	
AMP 200	Operations	1406	1	44,225.63				
AMP 300	Operations	1406	1	81,034.53				
AMP 400	Operations	1406	1	60,981.92				
AMP 500	Operations	1406	1	12,910.59				
AMP 600	Operations	1406	1	10,987.73				
AMP 200	Management Improvements (Training)	1408		2,104.58				
AMP 300	Management Improvements (Training)	1408		3,856.20				
AMP 400	Management Improvements (Training)	1408		2,901.96				
AMP 500	Management Improvements (Training)	1408		614.38				
AMP 600	Management Improvements (Training)	1408		522.88				
AMP 200	Administration	1410	1	22,112.81				
AMP 300	Administration	1410	1	40,517.27				
AMP 400	Administration	1410	1	30,490.96				
AMP 500	Administration	1410	1	6,455.29				
AMP 600	Administration	1410	1	5,493.87				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 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	
AMP 200	Audit	1411	1	841.84				
AMP 300	Audit	1411	1	1,542.48				
AMP 400	Audit	1411	1	1,160.78				
AMP 500	Audit	1411	1	245.75				
AMP 600	Audit	1411	1	209.15				
AMP 200	1430 - Fees and Costs	1430		8,418.30				
AMP 300	1430 - Fees and Costs	1430		15,424.84				
AMP 400	1430 - Fees and Costs	1430		11,607.84				
AMP 500	1430 - Fees and Costs	1430		2,457.52				
AMP 600	1430 - Fees and Costs	1430		2,091.50				
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	125,000.00				

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.

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
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 OMB No. 2577-0226
 Expires 06/30/2017

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	
3-5	Flooring Replacements	1460	4	20,000.00				
3-5	Heating Replacements	1460	4	75,000.00				
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				

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

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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 Expires 06/30/2017

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 CFPP (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	
AMP 200	Computer Hardware	1475	4	4,209.15				
AMP 300	Computer Hardware	1475	7	7,712.42				
AMP 400	Computer Hardware	1475	5	5,803.92				
AMP 500	Computer Hardware	1475	1	1,228.76				
AMP 600	Computer Hardware	1475	1	1,045.75				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

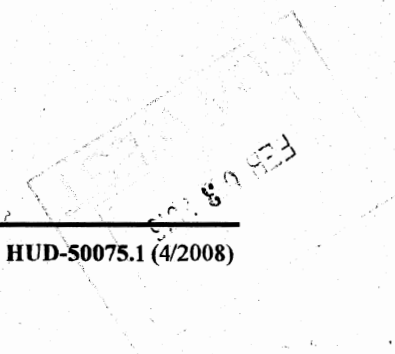
Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2016	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date •	Actual Expenditure End Date	
3-1	2018		2020		
3-4	2018		2020		
3-5	2018		2020		
3-6	2018		2020		
3-7	2018		2020		
3-8	2018		2020		
3-9	2018		2020		
3-13	2018		2020		

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

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-15 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.

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: <u>DNA</u>	
		FFY of Grant: 2015 FFY of Grant Approval: 2015	
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	
		Original	Revised
		Total Actual Cost ¹	
		Obligated	Expended
Signature of Executive Director <i>Natalie Erdmer</i>		Signature of Public Housing Director	
Date 2-1-16		Date	



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.

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			CFPP (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	Funds Expended ²		
ALL~01	East Operations	1406	1	59,518.17	104,156.80				
ALL~02	Triangle LRPH operations	1406	1	54,639.62	95,619.34				
ALL~03	West Operations	1406	1	72,690.21	127,207.87				
ALL~09	Fire Extinguisher Inspection	1430	1	8,500.00	8,500.00				
ALL~11	Audit	1411	1	2,500.00	2,500.00				
ALL~12	On-Demand	1460	1	30,000.00	30,000.00				
ALL~13	Computer Hardware	1475	1	15,000.00	15,000.00				
MGT~01	Maintenance Training	1408	1	10,000.00	10,000.00				
MGT~02	Management Training	1408	1	10,000.00	4,000.00				

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.

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 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-P003-501-14 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>			FFY of Grant: 2014	
					FFY of Grant Approval: 2014	
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"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending:						
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	182,753.80	182,753.80	182,753.80	182,753.80	
3	1408 Management Improvements	20,000.00	10,000.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	91,376.90	91,376.90	91,376.90	91,376.90	
5	1411 Audit	4,500.00	4,500.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	38,500.00	40,000.00	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	575,138.30	585,138.30	313,689.80	114,617.20	
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	0.00	0.00	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)	913,769.00	913,769.00	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	0.00	0.00	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴RHF 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-P003-501-14 Replacement Housing Factor Grant No: Date of CFFP: <u>DNA</u>	
		FFY of Grant: 2014	
		FFY of Grant Approval: 2014	
<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	
		Original	Revised
		Total Actual Cost¹	
		Obligated	Expended
Signature of Executive Director <i>Natalie Erdman</i>		Date 2-1-16	Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: DNA			CFPP (Yes/ No): No		Federal FFY of Grant: 2014	
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	20,000.00	20,000.00	20,000.00		
3-1	Heating Replacement	1460	6	57,138.80	20,000.00			
3-1	Webb-Rthke Drain Tile	1460	2	30,000.00	30,000.00			
3-4	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-4	Softener Replacement with DHW mods	1460	1	34,999.50	481.00	481.00	481.00	
3-5	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-5	Common Area Carpet Replacement	1460	1	20,000.00	0.00			
3-5	Heating Replacement	1460	4	35,000.00	53,000.00			
3-6	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-7	Turbot Duplex Paint	1460		8,000.00	0.00			
3-7	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00	1,082.55	
3-7	Heating Replacement	1460	6	60,000.00	20,952.10			
3-7	Stein-Thompson Siding Replacement	1460	2	60,000.00	108,570.00	108,570.00	108,570.00	
3-8	Flooring Replacement	1460	5	20,000.00	20,000.00	20,000.00		
3-8	New East Maintenance Building	1460	1	0.00	134,136.00			
3-9	Flooring Replacement	1460	3	20,000.00	20,000.00	20,000.00		
3-9	Heating Replacement	1460	1	40,000.00	20,000.00			
3-13	Flooring Replacement	1460	1	20,000.00	20,000.00	20,000.00		
3-13	Marconi Refurb	1460		40,000.00	0.00			Cancelled

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages										
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-14 Replacement Housing Factor Grant No: DNA				CFFP (Yes/ No): No		Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²			
ALL~01	Operations	1406	1	182,753.00	182,753.00	182,753.00	182,753.00			
ALL~02	On-Demand	1460	1	30,000.00	38,000.00	24,588.80	24,588.80			
ALL~03	Audit	1411	1	4,500.00	4,500.00					
ADM-01	Administration	1410	1	91,376.90	91,376.90	91,376.90	91,376.90			
A&E-01	Architectural & Engineering	1430	1	40,000.00	40,000.00					
MGT~01	Maintenance Training	1408	1	10,000.00	5,000.00					
MGT~02	Management Training	1408	1	10,000.00	5,000.00					

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison					Federal FFY of Grant: 2014
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	05/2016		05/2018		
3-4	05/2016		09/2018		
3-5	05/2016		09/2018		
3-6	05/2016		09/2018		
3-7	05/2016		09/2018		
3-8	05/2016		09/2018		
3-9	05/2016		09/2018		
3-13	05/2016		09/2018		

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: 2014	
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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003			Locality (City/County & State) Madison/Dane/Wisconsin		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
A.	Development Number and Name	Work Statement for Year 1 FFY 2014 See annual statement	Work Statement for Year 2 FFY 2016 2013 GRANT	Work Statement for Year 3 FFY 2017 2014GRANT	Work Statement for Year 4 FFY 2018 2015 GRANT	Work Statement for Year 5 FFY 2019 2016 GRANT
B.	Physical Improvements Subtotal		357,376.70	575,138.30	577,968.00	661,491.40
C.	Management Improvements		120,000.00	20,000.00	20,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		75,000.00	0	0	20,000.00
E.	Administration		85,268.10	91,376.90	93,424.00	105,070.20
F.	Other		44,500.00	44,500.00	56,000.00	44,000.00
G.	Operations		170,536.20	182,753.80	186,848.00	210,140.40
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		852,681.00	913,769.00	934,420.00	1,050,702.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		852,681.00	913,769.00	934,420.00	1,050,702.00

Part I: Summary (Continuation)						
PHA Name/Number Community Development Authority of the City of Madison / WI39-003		Locality (City/County & State) Madison/Dane/Wisconsin			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2014 See annual statement	Work Statement for Year 2 FFY 2016 2012 GRANT	Work Statement for Year 3 FFY 2017 2013 GRANT	Work Statement for Year 4 FFY 2018 2014 GRANT	Work Statement for Year 5 FFY 2019 2015 GRANT
		Annual Statement				
	3-1 ABCD		70,000.00	107,138.80	35,875.69	30,000.00
	3-4 Romnes		16,000.00	54,999.50	33,268.74	155,000.00
	3-5 Tenney		81,376.70	75,000.00	7,393.05	95,000.00
	3-6 Brittingham		155,000.00	20,000.00	8,268.74	245,000.00
	3-7 Scattered		18,000.00	148,000.00	14,893.05	35,000.00
	3-8 Truax Park		12,000.00	20,000.00	418,482.63	20,000.00
	3-9 Scattered		18,000.00	60,000.00	14,893.05	35,000.00
	3-13 Scattered		12,000.00	60,000.00	14,893.05	46,481.40
	Administration		85,268.10	91,376.90	93,424.00	105,070.20
	A&E		32,000.00	40,000.00	38,500.00	40,000.00
	All		233,036.20	217,253.80	234,348.00	234,150.40
	Management Imps		120,000.00	20,000.00	20,000.00	10,000.00
			852,681.00	913,769.00	934,240.00	1,050,702.00

**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 ^ Annual PHA Plan for the PHA fiscal year beginning 2017, 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

Annual PHA Plan for Fiscal Year 2017

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
 Dean Brasser

Title
 CDA Board Chairperson

Signature

By SARIAH DAINE, VICE CHAIR


Date

10-13-16

**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	Title
James O'Keefe	Community Development Director
Signature	Date
	9/30/16

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4198

Authorizing the submission of the required 2017 PHA Annual Plan and Capital Fund Plan.

Presented October 13, 2016
Referred _____
Reported Back _____
Adopted October 13, 2016
Placed on File _____
Moved By Daniel Guerra
Seconded By Sara Eskrich
Yeas 5 Nays 0 Absent 1
Rules Suspended _____

Resolution

WHEREAS, The Community Development Authority (CDA) of the City of Madison has prepared the PHA Annual Plan and Capital Fund Plan for Fiscal Year 2017; and

WHEREAS, the CDA has engaged in a process to seek resident and public comments on the 2017 PHA Annual Plan and Capital Fund Plan;

NOW, THEREFORE, BE IT RESOLVED, that the CDA Board of Commissioners authorizes staff to submit the 2017 PHA Annual and Capital Fund Plans and related documents, as required by the Department of Housing and Urban Development (HUD).