

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

In an effort to provide decent, safe, and affordable housing in the City of Madison, the CDA will continue to set goals to:

Increase and expand CDA's supply of assisted housing and provide more choices in housing.

Objectives in these areas include applying for available additional rental vouchers and set-aside vouchers, reducing public housing vacancies, acquiring and building more assisted housing, and leveraging private or other public funds for additional housing opportunities. The CDA will continue to support voucher mobility, conduct outreach to potential voucher landlords, increase voucher payment standards, promote its Section 8 Homeownership Program, and continue to investigate the disposition of Public Housing under the Low-Rent Public Housing Homeownership program for neighborhood stabilization and revitalization projects.

Improve the quality of CDA assisted housing and the quality of life for CDA program participants.

The CDA will continue to concentrate on improving management functions and increase customer satisfaction. For Section 8, program compliance under the Section 8 Management Assessment Program (SEMAP) will continue to be an objective in the areas of rent reasonableness and HQS quality control inspections. A Public Housing Asset Management conversion has been implemented and the CDA will continue to manage its Public Housing in this project-based business model. Public Housing Assessment Systems (PHAS) compliance will continue to be an objective in the areas of finance, physical inspections, management and resident satisfaction. In an on-going effort to improve the quality of assisted housing and to provide more assisted housing, the CDA will continue to review its housing stock for needed demolition and disposition, while incorporating methods for renovation, modernization, and replacement of Public Housing. The CDA will also continue to implement Public Housing security improvements for an improved living environment.

Promote self-sufficiency and asset development of families and individuals. The CDA will make efforts to provide or attract supportive services to increase independence for the elderly or families with disabilities by exploring Family Self Sufficiency programs, including the Housing Choice Voucher Family Self Sufficiency (FSS) Program, the Resident Opportunities and Self Sufficiency (ROSS) Grant Program, and the Public Housing Family Self-Sufficiency (PH FSS) Program.

Ensure Equal Opportunity in Housing. The CDA will ensure equal opportunity and affirmatively further fair housing. Objectives in this area include undertaking proper measures to affirmatively ensure access to assisted housing, to affirmatively provide a suitable living environment for families living in assisted housing, and to affirmatively ensure accessible housing to persons with disabilities.

Actively follow the Violence Against Women Act (VAWA). The CDA has implemented and will continue to implement the applicable provisions of VAWA. CDA's goals and objectives are to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The CDA will continue to utilize its established "victim of domestic abuse" preference for applicants who apply to its Public Housing and Section 8 programs.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p style="text-align: center;">See Attached Progress Report</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="text-align: center;">Community Development Authority Housing Operations Division 215 Martin Luther King, Jr., Boulevard Suite 120 Madison WI 53703 8:00 a.m. – 4:30 p.m. (Monday – Friday) http://www.ci.madison.wi.us/housing</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p style="text-align: center;">See attached Progress Report</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached: WI-003-A02-WI39-P003-506-06 Original WI-003-A02-WI39-P003-501-07 Original WI-003-A02-Wi39-P003-501-08 Original WI-003-A02-Wi39-P003-501-09 Original WI-003-A02-Wi39-P003-501-10 Original</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;">See attached: 500752 Capital Fund Program Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">See attached PHA Plan Addendum (Page 3)</p>

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The CDA will continue to participate in the Consolidated Plan development process to help provide a broader scope of strategies. In an effort to maximize the number of affordable units available, the CDA plans to use effective maintenance and management practices to minimize the number of Public Housing units off-line, reduce turnover time for vacated units, and reduce the time involved in renovating units in Public Housing. For the Section Program, the CDA plans to maintain or increase lease-up rates by establishing payment standards that will enable families to rent throughout the City of Madison. Appropriate action will be taken to ensure access to affordable housing among families receiving Section 8 assistance. In an effort to maintain or increase Section 8 lease-up rates, the CDA will continue to market the program to owners and effectively screen applicants to increase owner acceptance of the program. The CDA will apply for additional Section 8 vouchers should they become available and will utilize other resources available to create mixed-financed</p> <p>The CDA developed a Long Range Planning effort that identified renovation, rehabilitation and new construction at its Public Housing sites as a strategy to address local housing need. The CDA developed a priority approach and worked with public housing residents to develop a concept plan at its priority Site. Funding is now being pursued for the construction of additional Affordable Housing units alongside Public Housing units.</p> <p>The CDA exceeds HUD federal targeting requirements for families at or below 30% of AMI in both Public Housing and Section 8. The CDA will employ strategies to target HUD family types. For families at or below 50% of AMI, the CDA will work to adopt rent policies to support and encourage work. The CDA will actively market through agencies and publications for housing assistance to the elderly and near elderly. The CDA will carry out modifications needed in Public Housing, based on the section 504 Needs Assessment for Public Housing. The CDA will continue to affirmatively further fair housing, including affirmatively marketing to assist families with disabilities and families of races/ethnicities, which are shown to have disproportionate housing needs.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See attached Progress Report</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Annual Plan, along with other documents required by HUD (e.g. Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies , etc.) are valuable tools in explaining to the public, the CDA’s policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made to help clarify these policies and procedures. Situations can arise that were not anticipated and these revisions can help to clarify what was implied or understood by the Housing Authority. Also, some administrative procedures are outlined in the CDA’s policies and these can be modified to improve efficiencies. A significant Amendment or substantial deviation would be a change which was completely contradictory to existing policies and had a potentially substantial impact on a significant number of program participants and or applicants.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP)

and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic

criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: **Standard and Troubled PHAs complete annually.**)

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

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



Community Development Authority

Madison Municipal Building, Suite 120

215 Martin Luther King, Jr. Boulevard

Madison, Wisconsin 53703-3348

608 266-4675 TextNet 1-866-704-2318

www.cityofmadison.com/housing/index.htm

PHA Plan Addendum

5 Year Plan for Fiscal Years **2010 - 2014**

Annual Plan for Fiscal Year **2010**

The PHA Plan, attachments, and supporting documents are available for inspection at the CDA's Central Office and website:

**Community Development Authority
Housing Operations Division
215 Martin Luther King, Jr., Boulevard
Suite 120
Madison WI 53703
8:00 a.m. – 4:30 p.m. (Monday – Friday)
<http://www.ci.madison.wi.us/housing>**

Attachments

- X Capital Fund Program Annual Statement(s) (**WI-003-A02**)
- X List of Resident Advisory Board Members (**WI-003-A05**)
- X PHA Management Organizational Chart (**WI-003-A03**)
- X Capital Fund Program 5 Year Action Plan (**WI-003-A04**)
- X Comments of Resident Advisory Board or Boards (**WI-003-_____**)

Supporting Documents Available for Review

- X Admissions Policy for Deconcentration (**WI-003-A01**)
- X Community Service Description of Implementation (**WI-003-A06**)
- X Information on Pet Policy (**WI-003-A07**)
- X Section 8 Homeownership Capacity Statement, if applicable (**WI-003-A08**)
- X Description of Homeownership Programs, if applicable (**WI-003-A09**)
- X CDA Board approved Violence Against Women Act (VAWA) Policy (**WI-003-A10**)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Policies governing any Section 8 Homeownership program included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

Statement of Housing - The CDA used the City of Madison's 2005 – 2009 Consolidated Plan to determine the housing needs of families in the jurisdiction

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	High		13,749				
Black	High		11,962				
Hispanic	High		12,787				
Asian	High		10,724				
Income >30% but <=50% of AMI	High		10,527				
Income >50% but <80% of AMI	Medium		17,809				
Elderly	Medium		3,063				
Families with Disabilities	High		5,400				
Large Families(5+persons)	High		1,461				

Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List Section 8 and Public Housing				
	# of families		% of total families	
	PH	S8	PH	S8
Waiting list total	514	493	51%	49%
Extremely low income <=30% AMI	463	434	46%	43%
Very low income (>30% but <=50% AMI)	45	57	4%	6%
Low income (>50% but <80% AMI)	6	1	1%	0%
Families with children	229	278	23%	28%
Elderly families	2	23	0%	2%
Families with Disabilities	89	129	9%	13%
Race/ethnicity - Black	321	297	32%	29%
Race/ethnicity - White	169	175	17%	17%
Race/ethnicity - Hispanic	28	9	3%	1%
Race/ethnicity- Asian	20	17	2%	2%
Race/ethnicity- Ind/Als	3	1	3%	0%
Data Snapshot of applicants waiting. Does not include numbers of those applying on an annual basis.				
Bedroom Size	Public Housing			
1BR	300		58%	
2 BR	112		22%	
3 BR	73		14%	
4 BR	29		6%	
5 BR	-0-		0%	
5+ BR	-0-		0%	

HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	754	135
Section 8 Vouchers	1,465	100
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers	84	12
- Project-Based Vouchers		
- Family Unification Vouchers	50	Unknown
- Veterans Affairs Supportive Housing Vouchers	35	Unknown
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

**Community Development Authority
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- The CDA obtained 50 HUD-Family Unification Program (FUP) vouchers. This program provides housing assistance to families who are working with supportive agencies because their lack of adequate housing is a primary factor in the separation, or threat of separation, of their children from their household, or because their lack of adequate housing is preventing the reunification of their children to their household. The CDA plans to continue with this objective and work in cooperation with Dane County Human Services and their County Foster Care program.
- The CDA accepted 35 vouchers through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Voucher Program. The VASH program combines rental assistance for homeless veterans with case management and clinical services provided by an eligible VA medical center in the City of Madison. The CDA's VASH Program is scheduled to start on September 1, 2009 and will run for 19 months. The CDA expects interest in the VASH Program to increase and therefore plans to renew any expired VASH efforts.
- The CDA achieved "High Performer" status in 2009 in both its Public Housing and Section 8 Programs and will continue to work on maintaining a high level of improved management functions and customer satisfaction.
- The CDA implemented the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005. A VAWA policy has been implemented and has been added as an addendum to the CDA's Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policies. A VAWA compliant Section 8 HAP contract has been implemented. As required, the CDA is providing notice of VAWA to its Section 8 Participants and landlords through its new participant briefings, regular certification process, and outreach efforts. Public Housing Tenants are also being provided with a notice of VAWA rights at annual re-certification. The CDA is also providing notification of protections and rights under VAWA at the issuance of an application denial, as well as termination of assistance or eviction.
- The CDA issued 36 Section 8 vouchers for use in the Allied Drive redevelopment project, now known as Revival Ridge. The vouchers are being used in a project-based capacity in an effort to help the City of Madison revitalize this South Side neighborhood. Revival Ridge will provide 48 new apartments and town homes and 36 of those units will be funded with a Section 8 voucher providing affordable housing assistance to those who are eligible.
- The CDA developed a Long Range Planning effort that identified renovation, rehabilitation, and new construction at its Public Housing sites as a strategy to address local housing need. The CDA developed a priority approach and worked with Public Housing residents to develop a concept plan at its priority site, the Truax Park Apartments Development site. Funding is now being pursued for the renovation of Public Housing units. In addition to renovations of existing units, funding is now being pursued for the construction of additional Affordable Housing units alongside Public Housing units. Tax Credit funding has been awarded and a HOPE VI grant application is under consideration.
- For 2009, the CDA planned to examine opportunities for a Homeownership Program within its Public Housing Program. As a neighborhood revitalization effort, the disposition of Public Housing under a Homeownership Program was under consideration and is still being reviewed. Specifically, 10 Public Housing units in project development number WI-003-10 of the City of Madison's Southwest Neighborhood is under review. This approach is under consideration with the idea of promoting homeownership to low-income residents in an area with a high concentration of rental units.