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-A11)**

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		
- Project-Based Vouchers	**84**	**12**
- Family Unification Vouchers	**50**	**Unknown**
- Veterans Affairs Supportive Housing Vouchers	**35**	**Unknown**
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		