

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
--	---	---

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	PHA Name: _____ PHA Code: _____ PHA Type: ☐ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ PHA Plan Submission Type: ☐ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Choice Neighborhoods Grants. |
| ☐ | ☐ | Modernization or Development. |
| ☐ | ☐ | Demolition and/or Disposition. |
| ☐ | ☐ | Designated Housing for Elderly and/or Disabled Families. |
| ☐ | ☐ | Conversion of Public Housing to Tenant-Based Assistance. |
| ☐ | ☐ | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| ☐ | ☐ | Homeownership Program under Section 32, 9 or 8(Y) |
| ☐ | ☐ | Occupancy by Over-Income Families. |
| ☐ | ☐ | Occupancy by Police Officers. |
| ☐ | ☐ | Non-Smoking Policies. |
| ☐ | ☐ | Project-Based Vouchers. |
| ☐ | ☐ | Units with Approved Vacancies for Modernization. |
| ☐ | ☐ | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the applicable 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.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☐ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.

C.5

Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

☐ ☐ ☐

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **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 (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and 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 (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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 (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State 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 (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

CDA Annual PHA Plan – 2027

B.1 (b) Revised Element Descriptions

Housing Needs [Chad – Based on City’s Comprehensive Plan]

The CDA relies on resources to identify the greatest needs for assisted housing, including the City of Madison’s Consolidated Plan, Impediments to Fair Housing report, and Madison’s Biennial Housing Report, as well as CDA vacancy and wait list data. The City of Madison 2025-2029 Consolidated Plan takes into consideration U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, received from the U.S. Census Bureau’s American Community Survey (ACS). The Consolidated Plan provides an assessment of housing and community development needs in Madison as related to affordable housing and primarily around the high cost of housing and the need for additional affordable housing units. Housing cost burden is by far the leading challenge, and the limited supply and rising cost of housing presents challenges in access to housing:

- 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 particularly prevalent among non-family renter households with incomes below 30% of area median income.
- There are significantly higher numbers of cost burdened and severely cost burdened households among renters than among homeowners. Homeownership is associated with higher income earners than renters, and homeowners generally have long-term fixed housing costs, resulting in more cost burdened renter households.
- After cost burden, the next challenge the housing market is facing is overcrowding. In the rental market, this is most common amongst single family renter households (not doubled up/multi-household), with an income level at or below 30% AMI. By contrast, in the ownership market, it is most common among single family households with an income level between 50% and 80% AMI.

The CDA maintains a wait list for its Public Housing, Multifamily Housing, and Section 8 Housing Choice Voucher Programs. Wait list demographics include income, family composition, race, and ethnicity and indicate 88% of applicants applying to CDA housing programs have incomes within the extremely low-income category, 47% are families with minor children and 41% are families with disabilities.

Financial Resources

The CDA's estimated financial resources for the year 2027 are as follows:

CDA Financial Resources		
Sources	Planned \$	Planned Uses
2026 Federal Grants		
➤ Public Housing Operating Fund	\$ 1,521,603	
➤ Public Housing Capital Fund	\$ 2,520,272	
➤ Section 8 Housing Assistance Payments	\$20,841,551	
➤ Section 8 Administrative Fund	\$ 1,685,000	
➤ Multifamily Housing Assistance Payments	\$ 1,049,357	
➤ Section 8 Family Self-Sufficiency Grant	\$ -0-	Section 8 FSS Program Services
➤ Multifamily Housing Service Coordinator Grant	\$ 191,850	Multifamily Resident Services
➤ Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)	\$ 90,750	Public Housing Resident Services
Prior Year Federal Grants (Unobligated Funds Only)	\$ -0-	
Public and Multifamily Housing Dwelling Rental Income	\$ 3,905,144	Public and Multifamily Housing Operations
Other Non-Dwelling Income	\$ 214,925	Public and Multifamily Housing Operations
Non-Federal Sources	\$ 222,236	Interest Earned – Pubic and Multifamily Housing Operations

Operations Management

The Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policies are required by HUD and are valuable tools in explaining CDA policies and procedures to the public and to Staff. These documents are organized, readily accessible, and easy to understand. Revisions are made periodically 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 CDA. Also, some administrative procedures are outlined in the CDA's policies, and these can be modified to improve efficiency.

Public Housing Admissions and Continued Occupancy Policy (ACOP)

The Admissions and Continued Occupancy Policy (ACOP) describes the policies the Housing Authority has adopted. Public Housing program regulations specify the policy areas that must be covered in the ACOP. Periodically, HUD amends these regulations and requires new ACOP requirements. The ACOP cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions made to the ACOP bring the document into compliance with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the ACOP is user-friendly. The proposed policy changes to the CDA's ACOP are as follows:

- Changes can be found on: ACOP Chptr Chngs 01012027 (spreadsheet)
- There are changes to the following chapters:

- Chapter 1- Overview
- Chapter 2- Fair Housing
- Chapter 3- Eligibility
- Chapter 4- Applications
- Chapter 6- Income
- Chapter 7- Verifications
- Chapter 9- Reexaminations
- Chapter 10- Assistance Animals and Pets
- **Chapter 11- Community Service**
- Chapter 12- Transfer Policy
- Chapter 13- Lease Terminations
- Chapter 14- Grievances
- Chapter 15- Program Integrity
- Chapter 16- Program Administration
- Glossary

Section 8 Housing Choice Voucher Program Administrative Plan (Admin Plan)

HUD requires all Public Housing Authorities to adopt and maintain a written administrative plan that establishes local policies for Section 8 Program administration. The administrative plan must state the CDA's policies in those areas where the CDA has discretion to establish local policy. Periodically, HUD amends regulations applicable to the Section 8 program. The Section 8 Housing Choice Voucher Program Administrative Plan (Admin Plan) cites and describes HUD regulations and other requirements in detail, as well as CDA policies in those areas where the CDA has discretion to establish local policy. Proposed revisions will bring the CDA's Admin Plan current with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the Admin Plan is user-friendly. Proposed CDA Section 8 policy changes are as follows:

- Changes can be found on: S8 Admin Plan changes 01.01.2027 (spreadsheet)
- There are changes to the following chapters:
 - Chapter 1- Overview
 - Chapter 2- Fair Housing
 - Chapter 3- Eligibility
 - Chapter 4- Applications, Wait List and Tenant Selection
 - Chapter 5- Briefings
 - Chapter 6- Income and Subsidy Determinations
 - Chapter 7- Verifications
 - Chapter 8- NSPIRE
 - Chapter 9- Leasing
 - Chapter 10- Moving with Continued Assistance
 - Chapter 11- Reexaminations
 - Chapter 12- Terminations
 - Chapter 13- Owners
 - Chapter 14- Program Integrity

- Chapter 15- Special Housing Types
- Chapter 16- Program Administration
- Chapter 19-Special Purpose Vouchers
- Temporary Policy Supplement- Emergency Housing Vouchers

Homeownership Programs

CDA is committed to helping program participants build wealth, achieve greater economic self-sufficiency, and increase housing stability through homeownership. CDA operates a Homeownership Voucher Program that provides eligible participants with an opportunity to use their housing assistance to support the purchase of a home. In 2027 and beyond, CDA plans to promote and expand the program, increasing awareness of homeownership opportunities and helping more families achieve the long-term benefits of homeownership.

Asset Management

To expand the supply and improve the quality of assisted housing, the CDA will:

- Assess its current inventory of Public Housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option and develop a site-by-site preservation strategy.
- Maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties.
- Leverage private financing for developing new dwelling units within HUD guidelines.
- Work with the U.S. Department of Housing and Urban Development to increase the number of occupied housing units in the CDA's portfolio, including re-occupying modernized and vacant units.
- Convert Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program.
- Demolish or dispose of obsolete Public Housing units and provide sustainable replacement housing.
- Dispose of non-dwelling facilities and vacant incidental land where disposition does not interfere with continued operation of the remaining portion of the development.

Definition of Significant Amendment or Modification to the PHA Plan

The CDA may amend or modify any policy, rule, regulation, or other aspect of its Annual or 5-Year Plan after submitting the plan to HUD. In accordance with HUD regulations in 24 CFR 903.7, 903.21, and 24 CFR 905.300, the CDA has defined below the basic criteria that will be used for determining substantial deviation from its 5-Year Plan; significant amendment or modification to the 5-Year and Annual Plan; and significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. The CDA defines a Significant Amendment or Modification to the Five-Year Plan or Annual Plan as a material change to the PHA's mission, goals, policies, or programs that substantially alters the basic housing

assistance strategy described in the approved PHA Plan and that is not otherwise authorized, contemplated, or permitted under the approved Plan, applicable HUD requirements, or existing PHA policies.

The CDA intends to maintain flexibility to respond to changing housing needs, funding opportunities, regulatory requirements, market conditions, financing requirements, and community priorities.

Accordingly, routine operational decisions, implementation strategies, program administration decisions, and changes necessary to preserve, improve, reposition, or effectively operate CDA housing programs shall not be considered Significant Amendments.

A Significant Amendment or Modification shall include only the following:

1. A fundamental change to the CDA's mission, goals, or objectives identified in the Five-Year Plan.
2. The addition of a new housing program or elimination of an existing housing program that materially changes the types of housing assistance provided by the CDA, unless required or authorized by HUD, federal law, or funding availability.
3. The establishment of a new local admission preference or significant modification or elimination of an existing preference that substantially changes the populations served by CDA programs.
4. A demolition, disposition, or conversion of public housing units that HUD requires to be processed as a Significant Amendment under applicable regulations.
5. Any other action specifically identified by HUD as requiring a Significant Amendment or Modification to the PHA Plan.

The following actions shall not constitute Significant Amendments or Modifications, whether implemented individually or collectively:

1. Changes to implementation strategies, timelines, sequencing, or methods used to accomplish goals and objectives identified in the Five-Year Plan or Annual Plan.
2. Capital planning decisions, modernization activities, energy efficiency improvements, sustainability initiatives, accessibility improvements, and other capital investments.
3. Changes in funding sources, financing structures, partnerships, ownership structures, operating models, or development strategies.
4. Preservation, rehabilitation, redevelopment, replacement, repositioning, or conversion activities involving CDA properties, including but not limited to Rental Assistance Demonstration (RAD), Section 18 disposition or demolition, Section 32 homeownership activities, mixed-finance transactions, tax credit transactions, project-based voucher conversions, project-based rental assistance conversions, and other HUD-approved strategies.
5. Changes in the number, type, location, ownership structure, or financing structure of housing units when such changes are consistent with HUD-approved applications, authorizations, or programs.
6. Adjustments to the allocation or use of Capital Funds, operating funds, Housing Choice Voucher funds, administrative funds, grants, proceeds from financing, or other available resources.
7. Changes to the Admissions and Continued Occupancy Policy (ACOP), Housing Choice Voucher Administrative Plan, lease provisions, procedures, screening criteria, eligibility policies, or operational policies unless HUD specifically requires such changes to be processed as a Significant Amendment.
8. Changes required to comply with federal, state, or local laws, regulations, HUD notices, court orders, funding requirements, monitoring findings, or other governmental requirements.

9. Changes resulting from funding levels, appropriations, market conditions, resident needs, community priorities, procurement processes, staffing considerations, organizational changes, contracts, partnerships, or administrative efficiencies.
10. Changes to property management practices, resident services, supportive services, safety initiatives, community engagement activities, and program delivery methods.
11. Actions that are consistent with, or reasonably related to, the goals, objectives, strategies, and activities described in the approved Five-Year Plan, Annual Plan, Capital Fund Program, or other HUD-approved documents.

As part of the Rental Assistance Demonstration (RAD), the CDA is redefining the definition of a substantial deviation and significant amendment or modification from the PHA Plan to exclude the following RAD-specific items:

1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
2. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
3. Changes to the construction and rehabilitation plan for each approved RAD conversion;
and
4. Changes to the financing structure for each approved RAD conversion.

PH ACOP Changes -January 1, 2027				
Chapter	Section	Title	Sub-Section / Description	
		INTRODUCTION	Removed section: "HOTMA CHANGES IN THE ACOP."	
			Added example of when a PHA should follow HUD rules, state or local laws versus federal guidance.	
			Updated information regarding resources cited in the ACOP	
1		OVERVIEW OF THE PROGRAM AND PLAN		
	1-II.A.	OVERVIEW AND HISTORY OF THE PROGRAM	Added language regarding PIH Notice 2026-15	
2		FAIR HOUSING AND EQUAL OPPORTUNITY		
	INTRO		Updated Part III Description regarding LEP persons	
	2-I.A. & B.	OVERVIEW and NONDISCRIMINATION	Update of executive orders and CFRs referenced, HUD REMOVAL of Equal Access Rule	
	2-I.C.	DISCRIMINATION COMPLAINTS	HUD REMOVAL OF Equal Access Final Rule	
	2-III.A.	SERVING LIMITED ENGLISH PROFICIENT PERSONS	Updated entire section to reflect changes related to Executive Order 14224 and OAG Memo 7/14/2025- kept all procedures in the CDA policy	
3		ELIGIBILITY		
	3-I.B.	FAMILY AND HOUSEHOLD	Removed reference to FR Notice 02/03/12 and Notice PIH 2014-20. Added reference to 24 CFR 5.100	
	3-I.J.	GUESTS	Clarifies CDA guest policy and possible exceptions.	
	3-I.K.	FOSTER CHILDREN AND FOSTER ADULTS [24 CFR 5.603]	Added: Foster children or adults are permitted to live in an assisted unit with the PHA's permission. A PHA refusal to allow a family to have a foster child or foster children may constitute a violation of the familial status provisions of the Fair Housing Act.	
	3-I.L.	ABSENT FAMILY MEMBERS	Update to CDA's policy regarding absence due to incarceration.	
	3-II.B	OCCUPANCY BY OVER-INCOME FAMILIES [24 CFR 960.503]	Added new section regarding Occupancy by Over-Income Families	
	3-II.C.	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS [24 CFR 5, Subpart E]	Renumbered to reflect added section above.	
			Removed: Where feasible, and in accordance with the PHA's Limited English Proficiency Plan, the notice must be in a language that is understood by the individual if the individual is not proficient in English.	
			Added under U.S. Citizens and Nationals: U.S. citizens or U.S. nationals (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury... HUD strongly encourages PHAs to require that families provide proof of citizenship by such means as birth certificates, naturalization certificates, passports, or other documentation [HUD Secretary Letter 12/16/25].	
			Added under Eligible Noncitizens: Eligible noncitizens (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury.	
			Updated paragraphs regarding Ineligible Noncitizens to reflect changes related made by HUD.	
	3-II.D.	SOCIAL SECURITY NUMBERS [24 CFR 5.216 and 5.218, Notice PIH 2018-24]	Renumbered	
	3-II.E.	FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 5.230 and 24 CFR 5.232]	Renumbered	
			Removed reference to HOTMA 102/104	
	3-II.F.	EIV SYSTEM SEARCHES [EIV FAQs; EIV System Training 9/30/20; and Notice PIH 2023-27]	Renumbered	
	3-III.A.	DENIAL OF ADMISSION:OVERVIEW	Removal of language related to PIH 2015-19 and OGC Memo 4/4/16	

	3-III.D.	OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION	Removed Gang or Gun Crimes from the egregious crimes list.
	3-III.E.	SCREENING	Updated section outlining the resources used to check applicant suitability
			Extended timeline for applicants requesting a Reasonable Accommodation related to denial of admission to 30 calendar days.
			Extended timeline for applicants to claim protections under VAWA to 30 calendar days.
	3-III.H.	Notice of Eligibility or Denial	Removed reference to credit reports because CDA does not utilize them to determine eligibility.
			Extended timeline for applicants to request an informal hearing to dispute the accuracy and relevance of information included in a denial notice to 30 days
			Added statement regarding CDA efforts to schedule appeal hearings at a mutually agreeable time and location for the applicant and CDA.
4		APPLICATIONS, WAITING LIST AND TENANT SELECTION	
	4.I.C.	ACCESSIBILITY OF THE APPLICATION PROCESS	Removal of LEP Reference
	4-III.D	ELIGIBILITY DETERMINATION PROCESS	Section title updated.
6		INCOME AND RENT DETERMINATIONS	Chapter changed from 6.B. --> 6
		INTRO	Removal of HOTMA references
	6-I.B	HOUSEHOLD COMPOSITION AND INCOME	Updated section regarding absences due to incarceration.
	6-I.D.	EARNED INCOME	Clarified income earned by day-laborers and seasonal workers
	6-I.E.	EARNED INCOME DISALLOWANCE	Removal of entire section regarding EID
	6-I.F.	BUSINESS AND SELF-EMPLOYMENT INCOME	Renumbered and clarified income earned as an independent contractor
	6-I.G.	STUDENT FINANCIAL ASSISTANCE	Renumbered and added information to clarify financial aid
	6-I.H.	PERIODIC PAYMENTS	Renumbered
			Updated section regarding Alimony and Child Support
	6-I.I.	NONRECURRING INCOME	Renumbered
	6-I.J.	WELFARE ASSISTANCE	Renumbered
	6-I.K.	STATE PAYMENTS TO ALLOW INDIVIDUALS WITH DISABILITIES TO LIVE AT HOME	Renumbered
	6-I.L.	CIVIL RIGHTS SETTLEMENTS	Renumbered
	6-I.M.	ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME	Renumbered and removed reference to Section 8 programs
	6.III.A.	INTRO: Overview	Adjusted mandatory deduction amounts to \$500 for each dependent and \$550 for elderly or disabled family
		Anticipating Expenses	Removed, "For annual reexaminations, the CDA will use information for the previous 12-month period."
	6-III.B.	DEPENDENT DEDUCTION	Adjusted deduction amount to \$500
	6-III.C.	ELDERLY OR DISABLED DEDUCTION	Adjusted deduction amount to \$550
		HEALTH AND MEDICAL CARE EXPENSES DEDUCTION	Added language regarding HIPAA and to outline how CDA handles documentation received from a verification source that includes medical information.
	6-III.D.		
	6-III.E.	DISABILITY ASSISTANCE EXPENSES DEDUCTION	
		Earned Income Limit on the Disability Expense Deduction	Removed reference to earned income disallowances
		Eligible Auxiliary Apparatus	Updated policy regarding eligible expenses related to auxiliary apparatus
	6-III.F.	CHILDCARE EXPENSE DEDUCTION	Clarified age
		Earned Income Limit on Childcare Expense Deduction	Removed reference to earned income disallowances
	6-III.G.	HARDSHIP EXEMPTIONS	
		Phased-In Relief	Clarified language regarding phased-in relief and updated implementation date
		General Relief	Updated policy regarding qualification for a hardship exemption and added language related to HIPAA
7		VERIFICATION	Chapter changed from 7.B. --> 7

	7-I.A.	FAMILY CONSENT TO RELEASE OF INFORMATION	Addition of regulatory information; CDA policy regarding sharing of EIV information; Updates to 9886-A
	7-I.B.	USE OF OTHER PROGRAMS' INCOME DETERMINATIONS	Removed language stating that PHAs are not required to accept or use income determinations from other federal means.
	7-I.C.	STREAMLINED INCOME DETERMINATIONS	Clarified language regarding use of safe-harbor income determinations
	7-I.E.	LEVEL 5 AND 6 VERIFICATIONS	
		Deceased Tenants Report	Updates to procedures
	7-I.F.	LEVEL 4 VERIFICATION	Update to CDA policy to not use EIV+Self Certification as form of level 4 verification
	7-I.H.	LEVEL 2: ORAL THIRD-PARTY VERIFICATION	
		Imputed Assets	Update to CDA policy to accept self-certification from a family as verification of assets disposed of for less than fair market value.
	7.II.G	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS	Updates to PHA verification requirements
	7.III.	VERIFYING INCOME AND ASSETS	Removed CDA Policy statement regarding policies that do not apply when the PHA uses Safe Harbor income determinations.
	7.III.C.	PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS	Added CDA Policy regarding provision of EIV income reports to families
	7.III.F	ASSETS AND INCOME FROM ASSETS	Updated CDA Policy and added language regarding self-certification for assets and schedule for self-certify and verification years
	7.III.G.	ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE	Section removed
	7.III.H.	NET INCOME FROM RENTAL PROPERTY	Renumbered
	7-III.I.	FEDERAL TAX REFUNDS OR REFUNDABLE TAX CREDITS	Renumbered
	7.III.J.	RETIREMENT ACCOUNTS	Renumbered
	7.III.K.	INCOME FROM EXCLUDED RESOURCES	Renumbered and clarification of information regarding excluded sources of income
	7.III.L.	ZERO INCOME FAMILIES	Renumbered
	7.III.M.	STUDENT FINANCIAL ASSISTANCE	Renumbered and clarified policy regarding when CDA will not request verification of actual covered costs
			Info related to assistance with HEA
9		REEXAMINATIONS	Chapter changed from 9.B. --> 9
		INTERIM REEXAMINATIONS	Updated information and policies regarding how and when interim reexaminations are processed.
10		ASSISTANCE ANIMALS AND PETS	Updated chapter title to include "Assistance Animals"
	10-I.A.	OVERVIEW	Removed references to Notice FHEO 2020-01
	10-I.B.	APPROVAL OF ASSISTANCE ANIMALS	Removed references to Notice FHEO 2020-01
		Support Animals (Assistance Animals other than Service Animals	Updated language regarding "unique animals not commonly kept in households"
	10-II.D.	PET RULES	Added language regarding pet owners not being permitted to exercise pets or permit pets to deposit waste outside designated areas on the premises
			Added language regarding entry into units with pets
	10.III.C.	OTHER CHARGES	
		Pet Waste Removal Charge	Clarified language in CDA policy regarding when fees are due
12		TRANSFER POLICY	
	12-I.B.	EMERGENCY TRANSFERS	Updated language in CDA Policy
13		LEASE TERMINATIONS	
	13-II.I.	DEATH OF A SOLE FAMILY MEMBER	Updated to reflect changes made by PIH Notice 2026-11
	13-III.C.	OTHER AUTHORIZED REASONS FOR TERMINATION	
		Other Good Cause	Added language regarding lawful and unlawful possession of firearms and weapons

			Family Absence from Unit	Updated policy language regarding extended absences from unit
		13-III.F.	TERMINATIONS RELATED TO DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, STALKING, OR HUMAN TRAFFICING	Updated to include that property damage and noise complaints due to abuse cannot be used as the basis for eviction.
		13-IV.D.	LEASE TERMINATION NOTICE	Updated to remove LEP information
	14		GRIEVANCES AND APPEALS	Updated language regarding LEP throughout the chapter
		14-III.I.	DECISION OF THE HEARING OFFICER	Clarified language regarding the hearing decision
	15		PROGRAM INTEGRITY	
		15.I.B.	DETECTING ERRORS AND PROGRAM ABUSE	Updated language regarding Notice PIH 2015 and CFR Part 200
	16		PROGRAM ADMINISTRATION	Removed language throughout chapter regarding the Equal Access Final Rule
		16-VII.B.	DEFINITIONS	Updated the definition of "affiliated person" and "victim"
		16.VII.C.	NOTIFICATION	
			Notification to Public	Updated policy language regarding how and where CDA will post information related to VAWA
			Notification to Applicants and Tenants	Updated policy language regarding how CDA will provide information to applicants and tenants related to VAWA
		16.VII.D	DOCUMENTATION	Clarified documentation required to claim VAWA protections
		16.VII.E.	CONFIDENTIALITY	Clarified confidentiality requirements
	GLOSSARY			Minor updates to acronyms and public housing terms

Section 8 Administrative Plan Changes - January 1, 2027

Text:

Chapter	Section	Title	Sub-Section / Description
1		OVERVIEW OF THE PROGRAM AND PLAN	
	1.1.A.	OVERVIEW AND HISTORY	Info regarding office HOTMA implementation date
	1.1.E.	THE PHA'S COMMITMENT TO ETHICS AND SERVICE	Decent safe and sanitary --> safe and habitable; basic grammatical correction
	1.III.B.	CONTENTS OF THE PLAN	Added additional CFR reference and various policy update references
2		FAIR HOUSING AND EQUAL OPPORTUNITY	
	INTRO		Change to Part III Description
	2.I.A & B	OVERVIEW AND NONDISCRIMINATION	Update of executive orders and CFRs referenced
	2.I. C	DISCRIMINATION COMPLAINTS	HUD REMOVAL OF Equal Access Final Rule
	2.II.G	PHYSICAL ACCESSIBILITY	Update to providing information at voucher briefing
	2.III.A	SERVING LIMITED ENGLISH PROFICIENT PERSONS	Removal of Sections B, C and D- kept all our procedures in the CDA policy
3		ELIGIBILITY	
	INTRO		HOTMA reference
	3.I.A	OVERVIEW	Reference to CFR and PIH notices
	3.I.K.	FOSTER CHILDREN AND FOSTER ADULTS	Additional information regarding regulation
	3.II.B.	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS	Removal of LEP reference for information provided in this manner; updates to suggested manners on documents to father; use of SAVE reports
	3.III.A	DENIAL OF ASSISTANCE: OVERVIEW	Removal of language related to PIH 2015-19
	3.III.R	SCREENING FOR ELIGIBILITY	Additional language for PIH 2012-28
4		APPLICATIONS, WAITING LIST AND TENANT SELECTION	
	4.I.A. & C	OVERVIEW & ACCESSIBILITY	Remove LEP reference
	4.III.E.	THE ELIGIBILITY DETERMINATION PROCESS	Change in title to section ; removal of LEP verbage
5		BRIEFINGS AND VOUCHER ISSUANCE	
	5.I.A	BRIEFINGS AND FAMILY OBLIGATIONS	Removal of LEP access verbage
	5.I.B.	NOTIFICATION OF BRIEFING	Change to remote and in-person briefings; update to titles of VAWA docs; add'l info related to VAWA and lease violations
	5.II.B.	DETERMINING FAMILY UNIT	Additional info regarding foster family members
	5.II.D	VOUCHER ISSUANCE	Addition of with HUD approval to pull back issued vouchers
	5.II.E.	VOUCHER TERM AND EXTENSIONS	Initial voucher issuance term 60 days --> 90 days; and extend one extension of 60 days
6		INCOME AND SUBSIDY DETERMINATIONS	
	INTRO		Chapter changed from 6.B. --> 6
	6.I.L	ADDITIONAL INCOME EXCLUSIONS	Removal of HOTMA references
	6.III.F.	CHILD CARE EXPENSE DEDUCTION	References to financial aid
	6.III.G.	HARDSHIP EXEMPTIONS	removal of 12 and younger
	6.IV.A	OVERVIEW OF RENT AND SUBSIDY CALCULATIONS	Updates to phased-in relief
	6.IV.D.	APPLYING UTILITY ALLOWANCES	Utility Reimbursement- change to payments made to voucher holder via pre-paid debit card
7		VERIFICATION	Additional language regarding flat fees; PBV development site-specific schedules
	7.I.A	FAMILY CONSENT TO RELEASE	Chapter changed from 7.B. --> 7
	7.I.E.	LEVEL 5 AND 6 VERIFICATIONS	Deceased Tenants Report- updates to procedures- removal of PHA policy sections
	7.I.F	LEVEL 4 VERIFICATION	Update to CDA policy to not use EIV+Self Certification as form of level 4 certification;
	7.II.A	VERIFICATION OF LEGAL IDENTITY	Updated to accept any government issued ID (does not need to be current)
	7.II.C	DOCUMENTATION OF AGE	Updated to accept any government issued ID (does not need to be current)
	7.II.G	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS	Updates to PHA verification section
	7.II.H	VERIFICATION OF PREFERENCE	Updates to preference verifications for homeless
	7.III.F	ASSETS AND INCOME FROM ASSETS	Added language regarding self-certification for assets and schedule for self-certify and verification years
	7.III.L	STUDENT FINANCIAL ASSISTANCE	Info related to assistance with HEA
	7-Exhibits	EXHIBIT 2: SAVE SYSTEM RESPONSES AND SECTION 214 ELIGIBILITY	Additional 2 pages
8		NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE AND RENT REASONABLENESS DETERMINATIONS	Change from 8B--> 8; updated compliance date
	8.I.B	AFFIRMATIVE HABITABILITY REQUIREMENTS	updated to smoke alarm reg info
	8.I.D.	ADDITIONAL LOCAL REQUIREMENTS	Added definitions for immediate vicinity and minimum refrigeration
	8.I.E	LIFE THREATENING DEFICIENCIES	Additional items added to 24 hour fails
	8.II.F.	INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT	Added PIH Notice
	8.II.G	ENFORCING OWNER COMPLIANCE	Updates to abatement verbage and contract termination
	8.II.H	ENFORCING FAMILY COMPLIANCE	Updated to verbage
	8.III.B.	WHEN RENT REASONABLENESS DETERMINATED ARE REQUIRED	Removal of inspection deficiency language to complete rent increase
9		GENERAL LEASING POLICIES	
	9.I.H	HAP CONTRACT EXECUTION	excepction to execution of HAP C within 60 days
10		MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY	
	10.I.A.	ALLOWABLE MOVES	Specified need for CDA form used for mutual lease rescission
	10.I.B.	FAMILY MOVES DUE TO UNIT DEFICIENCIES	Information added regarding abatement; relocation assistance; PH offer
	10-II.B.	INITIAL PHA ROLE	
11		REEXAMINATIONS	
	Introduction		Change from 11.B. to 11
	11.I.B.	SCHEDULING ANNUAL REEXAMINATIONS	Rearrangment of Parts
	11.I.C.	CONDUCTING ANNUAL REEXAMINATIONS	Change to CDA policy for notification and participations in reexam process
	11.I.E.	CALCULATING ANNUA LINCOME AT ANNUAL REEXAMINATION	Change to CDA policy for notification and participations in reexam process
	11.II.A.	INTERIM REEXAMINATIONS	Removal of CDA policy as we do not use streamline nor Safe Harbor determination
	11.II.B.	CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION	Update to overview introduction
	11.II.C	CHANGES AFFECTING INCOME OR EXPENSES	CDA Policy regarding conducting interim and household composition changes ; Fost children/adult additional language; add-on interim for income policy
	11.III /11.IV		Interim Decreases updated language;
	11.IV.B	CHANGES IN PAYMENT STANDARDS AND UTILITY ALLOWANCES	Change in section placement III --> IV and IV --> III
	Exhibit 11-1	CALCULATING INCOME AT ANNUAL REEXAMINATIONS	Payment Standard update changes
			Updates to dates/descriptions of dates in examples
12		TERMINATION OF ASSISTANCE AND TENANCY	
	12-I.D.	MANDATORY TERMINATION OF ASSISTANCE	Removal of "repeated lease violations"--> moved to 12.I.E; update to verbage for death of sole family member due to PIH notice change; Family Absence from unit- moved from 12.I.E. extended allowable absence period to up to 180 days, with notice to CDA within 90 days
	12.I.E.	MANDATORY POLICIES AND OTHER AUTHORIZED TERMINATIONS	Removal or arrest records; repeated lease violations added to other authorized; Family absence from unit moved to 12.I.D; additional language added to Insufficient Funding PHA policy;
	12-II.D.	CRITERIA FOR DECIDING TO TERMINATE ASSISTANCE	Update to verbage around arrest records to focus on convictions
	12.II.E.	TERMINATIONS RELATED TO VAWA	Additional language related to form HUD-5380
13		OWNERS	
	13.I.A.	OWNER RECRUITMENT AND RETENTION	Retention --> Education and Outreach; add of Owner Incentive/Retention Payments section;
	13.II.F.	CHANGE IN OWNERSHIP/ASSIGNMENT OF HAP CONTRACT	Additional language related to no need for new HAP Contract if all needed info
14		PROGRAM INTEGRITY	

15	14-I.B.	DETECTING ERRORS AND PROGRAM ABUSE SPECIAL HOUSING TYPES	Independent Audits and Monitoring- update to CFR reference and \$ amount of federal award amount
	15.IV.B	PAYMENT STANCARD, UA, HAP CALCULATION PROGRAM ADMINISTRATION	Addition of use of exception payment standards
16	16.II.B	PAYMENT STANDARDS	Reasonable accommodation verbage updates;
	16.II.C.	UTILITY ALLOWANCES	Additional section for energy efficient Uas
	16-IV.B.	REPAYMENT POLICY	additional verbage to CDA policy for "no offer of repayment agreement"
	16.V.C.	SEMAP IDICATORS	Renaming of Indicator 12: Annual --> Continuing Inspections
	16.VI.B	RECORD RETENTION	Removal of record retention related to Fair Housing
	16.VI.C.	RECORDS MANAGEMENT	Update to Medical/Disability Records per PIH 2010-26
	16.IX.B	DEFINITIONS	Update to Defittions as used in VAWA for affiliated person
	16.IX.C	NOTIFICATION	Removla of Alternation Documenation from Notification to the Public
	16.IX.D.	DOCUMENTATION	Additional language regarding tenants not needing to supply add'l info
	16.IX.E.	CONFIDENTIALITY	Verbage updates
	EXHIBIT 16-1	NOTICE OF OCCUPANCY RIGHTS UNDER THE VIOLENCE AGAINST WOMENS ACT (FORM HUD-5380)	Update to version currently found on CDA website
	EXHIBIT 16-2	CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSUALT OR STALKING (FORM HUD-5382)	Update to version currently found on CDA website
	EXHIBIT 16-3	EMERGENCY TRANSFER REQUEST FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING (FORM HUD-5383)	Update to version currently found on CDA website
19		SPECIAL PURPOSE VOUCHERS	
	19.I.A.	PROGRAM OVERVIEW	Addition of FSHO Notice info;
	19.I.B.	PWCA	Additional languae about referral entities
	19.I.F.	WAITING LIST PLACEMENT	One Waiting List for HCV; FUPY FYI= one preference;
	19.I.G.	ADDITIONAL FUP ELIGIBILITY FAQs	Referrals can come under 18 y/o- but must be 18 at time of HAP contract effective
	19.I.H.	LEASE UP	Update to initial search term to 120 day minimum; extension minimum of 90 days
	19.II.A.	FYI PROGRAM OVERVIEW	Addition of information from PIH 2025-08
20	19.VI.E.	STABILITY FAMILY ELIGIBILITY	Removed work around to not providing SSN/Citizenship status right away
	19.VI.C.	PARTNERSHIP AND SUPPORTIVE SERVICES	Expanded partnerships to include the COC
		Temporary Policy Statement- Emergency Housing Vouchers	
	TPS-IA	FUNDING	Update to remove Sevice Fee usage verbage per PIH 2025-07
	TPS-V.E.	PORTABILITY	Updates regarding absorbing per PIH 2025-07; removal of service fee;

CDA Annual PHA Plan – 2026

B.1 (c) Deconcentration Policy

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.

CDA Annual PHA Plan – 2027

B.2 (b) New Activities

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 modernization work has been completed, the unit will be re-occupied by an eligible family.

With supporting data to demonstrate the specific need and demand, the CDA may seek HUD approval for designated housing for elderly or disabled families in the City of Madison. HUD approval may be through a designated housing plan (DHP) or other HUD requirements and would include the types of families to be served, supportive services to be offered, and an explanation of how the design of the housing would accommodate the needs of the intended residents.

The CDA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are made. The CDA may pursue a Choice Neighborhoods grant or submit 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.

The CDA continues to assess its current inventory of housing to identify potential redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option. The CDA will continue to develop a site-by-site preservation strategy; and maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties. The CDA may leverage private financing to develop new dwelling units within HUD guidelines. The CDA intends to utilize Capital Funds for redevelopment when appropriate. The CDA intends to convert its Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through a Section 18 disposition, or through HUD's Rental Assistance Demonstration (RAD) program, including the RAD/Section 18 blend option. A conversion may include some or all Public Housing units within CDA's inventory.

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 a useful life. The CDA may also pursue demolition or disposition if changes in

neighborhood or location adversely affects the health or safety of CDA residents or feasible operation by the CDA, and disposition will allow the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as lower income housing and that will preserve the total amount of lower income housing stock available in the community. In repositioning Public Housing units, the CDA will follow relocation requirements and applicable HUD guidelines for conversions of assistance, such as resident rights, participation, waiting list and grievance procedures.

The CDA may disposition any non-dwelling facilities or land, when the CDA determines that the non-dwelling facilities or land exceeds the needs of the development; or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the development. Such disposition includes, but is not limited to administrative buildings, community buildings, or excess non-dwelling property. Section 18 activities may utilize TPVs and may utilize PBVs. Any relocation necessitated by any Section 18 activities will be undertaken in accordance with 24 CFR § 970.21.

The CDA will focus on income generating opportunities and pursue renovation and rehabilitation of CDA Public Housing through available funding, including Capital Funds, Hope VI, Choice Neighborhoods, Tax Credit programs, and Rental Assistance Demonstration conversions or other available conversion options. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development.

The CDA's Long Range Planning Committee recommended redevelopment and/or replacement of existing CDA Public Housing, and the CDA will continue to follow those recommendations, as well as continue to identify sites for renovation or disposition. Potential sites for renovation and rehabilitation include, but are not limited to Truax, Baird Fisher, Webb Rethke, The Triangle, Romnes, and Scattered Site East and West Housing. Developments specifically targeted for new activities in 2026 and 2027 include:

Triangle Site (WI003004) – Taking Shape

The Triangle portfolio contains the following subsidized housing:

Subsidized Housing	Address	Total Dwelling Units
<i>Public Housing (PH)</i>		
Gay Braxton Apartments	604 – 762 Braxton Place	60
	Total PH	60
<i>Multifamily Housing (MFH)</i>		
Karabis Apartments	201 S. Park Street	20
Parkside Highrise	245 S. Park Street	83
Parkside Townhomes	802 – 824 W. Washington Avenue	12
	Total MFH	115
<i>RAD/Section 18 (2025)</i>		
Brittingham Apartments	755 Braxton Place	164
	Total RAD	164

	Total Triangle Units	339
--	-----------------------------	------------

The CDA will continue to reposition and redevelop the Triangle Site (AMP 400). While well maintained over the decades, the Triangle buildings have begun to deteriorate and face significant costs to renovate to modern standards. As the buildings within the Triangle portfolio approach the end of their useful lives, it will be most cost-effective to replace most or all buildings with new construction, while ensuring that each structure fits within a larger master plan and vision that meets the needs of current and future Triangle residents.

Through Triangle tenant and staff input, *Our Triangle Taking Shape Master Plan* was created and adopted by the CDA Board in October of 2023. The Master Plan provides guidance for the replacement or substantial upgrade of every unit at the Triangle over the next 10 years, increasing the number of units from 330 to 1,200 units:

- Site Plan – Addresses housing needs by increasing housing opportunities; provides connectivity for less tenant isolation through a courtyard building focus with tenant access to open space; minimizes public streets and surface parking; focuses on safety, common areas, and amenities; maintains an enhanced grocery on-site; and creates a shared-use path connecting Madison’s East Campus Mall patch through Brittingham Park.
- Estimated Project Schedule – Provides five (5) phases with estimated completion as follows:

Triangle Redevelopment Phasing Plan			
Phase	Project	Units	Estimated Completion Date
Phase 1	B1 – Replace Brittingham	166	2027
Phase 2 - 3	B2 – Replace Gay Braxton, Karabis, and Parkside	182	2029-2031
Phase 3 - 5	Additional units and replace Grocery Store	697 Units & Grocery	2032 and beyond

- Sustainability – Provides sustainable development and reduced operating costs which supports residents in safe, affordable, and healthy homes through electric building operation, a solar ready infrastructure, and no use of fossil fuels for combustion or on-site energy, except for emergency power generation. Phase 1 is supported by a geothermal system, and future phases will have a focus on energy efficiency.
- Financial Strategy – Phase 1 converts the existing Public Housing subsidy through a Section 18 Disposition/Demolition and Rental Assistance Demonstration (RAD) Blend - and also includes Low-Income Housing Tax Credits, City of Madison Affordable Housing Funds, HOME funding, City of Madison Tax Incremental Financing (TIF).

The CDA obtained RAD commitment from HUD for Brittingham Apartments (B1 - Phase 1) on January 25, 2023 and for Gay Braxton Apartments (B2 – Phase 2) on January 24, 2024. In 2024,

the new Brittingham Apartments were awarded Federal 4% Section 42 Low Income Housing Tax Credits and State of Wisconsin 4% Low Income Housing Tax Credits.

The CDA plans to conduct a robust tenant and community engagement in 2026 and in 2027 for phase 2 and phase 3 redevelopment.

Gay Braxton Apartments

The CDA was a successful applicant in HUD's Rental Assistance Demonstration (RAD) program and received a CHAP. However, CDA recently reviewed the physical condition of the site and determined that the property has met HUD's obsolescence threshold and it would be more cost effective to rebuild the units than to fully modernize them. The CDA intends to submit a Section 18 Demolition and Disposition Applications for the entire Gay Braxton Apartments (60 units).

The CDA may also disposition any non-dwelling facilities or land, when the CDA determines that the non-dwelling facilities or land exceeds the needs of the development; or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the development. Such disposition includes, but is not limited to administrative buildings, community buildings, or excess non-dwelling property at Gay Braxton Apartments. Section 18 activities may utilize TPVs and may utilize PBVs. Any relocation necessitated by any Section 18 activities will be undertaken in accordance with 24 CFR § 970.21.

Single-Family Homes

12 single-family homes within the CDA's West Site (AMP 300) inventory have been identified for disposition. The CDA intends to seek CDA Board approval to cancel Resolution No. 4298. This will allow CDA to remove the of scattered site public housing units from the Annual Contributions Contract (ACC) under Section 18 of the U.S. Housing Act of 1937, subject to HUD approval. Upon removal, the CDA intends to transfer ownership of such units to its affiliated nonprofit subsidiary, MRCDC. All existing tenants will be allowed to stay in their existing units as replacement housing in compliance with HUD requirements.

Baird Fisher Redevelopment

The CDA's Baird Fisher Public Housing development (3-1 D Site) has been identified for potential redevelopment and repositioning. Constructed in 1965, the property faces significant challenges due to its scattered-site configuration, aging building systems, limited amenities, and increasing long-term capital needs.

Baird Fisher consists of 10 residential buildings containing 26 public housing units located on three contiguous parcels on the City's south side.

In 2022, following an extensive public engagement process, the City of Madison adopted the South Madison Plan as a supplement to the City's Comprehensive Plan. The plan identifies the West Badger Road and South Park Street area as a key redevelopment opportunity, including the potential to create new replacement housing for the existing Baird Fisher residents.

The CDA has completed a Physical Needs Assessment and determined that the property may qualify as obsolete under the criteria established in Section 18 of the U.S. Housing Act. Based on this assessment, the CDA intends to submit an application to HUD seeking approval to remove the property from the public housing inventory under Section 18. Subject to HUD approval, the CDA plans to pursue redevelopment of the site and replacement of the public housing units in a manner consistent with the South Madison Plan.

Truax Park Apartments

Forty-eight public housing units remain at Truax Park Apartments under AMP 200. These units, originally constructed as Air Force family housing, are located in multi-story brick and concrete buildings at 1, 3, 5, 7, 9, 11, 13, and 15 Straubel Court.

The buildings have reached the end of their useful life and no longer meet modern housing standards. They lack elevators and air conditioning, have outdated building systems, and provide limited resident amenities. The CDA recently completed a Physical Needs Assessment (PNA), which determined that the properties meet HUD's definition of obsolete under the Section 18 disposition program.

Accordingly, the CDA intends to submit a Section 18 application to remove these 48 units from the public housing inventory. Following HUD approval, the site will be redeveloped in accordance with the CDA's Truax Master Plan and Site Development Study. Redevelopment will include these 48 units, together with the 28 public housing units located at 1605–1671 Wright Street (commonly referred to as the "A Site"), to create a modern, mixed-income community that better serves current and future residents.

Webb-Rethke Apartments

The Webb-Rethke Apartments consist of 28 public housing units located in 11 buildings constructed in 1968. In 2026, the CDA completed a Physical Needs Assessment (PNA), which determined that the property meets HUD's definition of obsolescence under Section 18 of the Housing Act. Based on these findings, the CDA intends to submit a Section 18 disposition application to HUD to remove the units from the public housing program. Following HUD approval, the site will be redeveloped to provide modern, energy-efficient, and accessible affordable housing that improves the quality of the homes while ensuring the long-term sustainability and viability of the property.

Rental Assistance Demonstration (RAD) Applications

The Community Development Authority of the City of Madison (CDA) plans to submit Rental Assistance Demonstration (RAD) applications for Greenway Cross Apartments, Williamson Apartments, Britta Parkway Apartments, Chester Apartments, and Frazier Apartments. The CDA intends to utilize the RAD program to preserve these properties as long-term affordable housing resources, address capital and physical needs, and ensure the continued availability of safe, quality, and affordable housing for Madison residents for future generations. The CDA will undertake the RAD conversion process in accordance with all applicable U.S. Department of Housing and Urban Development (HUD) requirements and will remain in compliance with all RAD program requirements throughout the planning, application, and conversion processes.

Other Units

The PHA will evaluate the physical condition, capital needs, and long-term viability of its remaining public housing sites to determine the most appropriate repositioning strategy for each property. Based on this evaluation, the PHA may pursue conversion through the Rental Assistance Demonstration (RAD) program or removal from the public housing program under Section 18, selecting the approach that best serves the interests of the CDA, its residents, and complies with HUD requirements.

If the CDA determines that any of the properties identified below are eligible for disposition under Section 18, it may submit one or more Section 18 applications to HUD. CDA will ensure that no residents are displaced by allowing residents to stay in their current unit as replacement housing in accordance with all applicable statutory and program requirements.

Tenny Park Apartments
Capital Ave Apartments
Romnes Apartments

Capital Ave Apartments

Project-Based Vouchers

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 will continue to use PBVs and explore options where PBVs may be used in developing affordable housing and for special needs housing:

- Park Badger Project - In accordance with 24 CFR Part 983 and the PHA's Administrative Plan, the CDA plans to make available up to fifty-five (55) Project-Based Vouchers for award to the Park Badger Project. This proposed allocation is intended to support the creation of new affordable housing units for eligible low-income households and is consistent with the CDA's

mission to expand housing opportunities, promote neighborhood revitalization, and affirmatively further fair housing. The Park Badger Project will be selected in compliance with all HUD regulations, including but not limited to subsidy layering review, environmental review, and the competitive selection requirements set forth in applicable program rules.

- **Non-Competitive Award of Project-Based Vouchers to any PHA-Owned Sites** - In accordance with HUD regulations at 24 CFR §983.51(e) governing the selection of PBV proposals without competition, the CDA may attach Project-Based Vouchers to units at properties owned by its affiliated nonprofit subsidiary, [MRCDC], or owned by the CDA, provided such units meet all applicable PBV program requirements. The CDA will ensure compliance with HUD's site selection standards, subsidy layering review, environmental review, and all other applicable statutory and regulatory provisions. This approach will support the preservation and creation of high-quality affordable housing within the PHA's jurisdiction.

Planned Use of Restore and Rebuild Program

The CDA plans to utilize the Restore and Rebuild Program as an eligible activity to expand the agency's housing inventory. Through this program, the CDA may acquire, rehabilitate, and modernize vacant or substandard housing units to meet HUD housing quality standards, with the goal of placing them into the PHA's public housing portfolio or other affordable housing programs. This activity will support the CDA's mission to address unmet housing needs, preserve the long-term availability of affordable housing, and promote neighborhood revitalization in targeted areas. In the event that Restore and Rebuild is not available, the CDA intends to create new public housing units using its Faircloth Authority.

CDA Annual PHA Plan – 2027

B.3 Progress Report

The CDA's 5-Year Plan for 2020 – 2024 provides the following strategic goals:

- Goal 1. Expand the supply of assisted housing
- Goal 2. Improve the quality of assisted housing
- Goal 3. Improve the quality of life for program participants
- Goal 4. Promote self-sufficiency and economic opportunity
- Goal 5. Maintain fiscally responsible operations and financial sustainability
- Goal 6. Provide highest quality of governance and services
- Goal 7. Ensure equal opportunity and further non-discrimination in CDA housing
- Goal 8. Violence Against Women Act (VAWA) compliance

The CDA's goals align with HUD and City of Madison goals and provide specific objectives and opportunities, which will enable the CDA to serve the needs of low-income families for the next five years. In 2025 and 2026, the CDA engaged in or completed the following initiatives:

Goal 1: Expand the supply of assisted housing

Objectives:

1. Reduce vacancies in Public and Multifamily Housing
2. Increase or maintain funding
3. Pursue partnerships with other agencies to provide additional assisted housing for qualifying families
4. Improve Section 8 voucher lease up success rate and timing
5. Provide homeownership programs for low-income families
6. Effectively position existing CDA Public Housing portfolio for preservation
7. Develop new dwelling units when feasible

Initiatives:

The CDA maintains an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) to lease and manage 766 units of Public Housing. Section 9(g)(3) of the United States Housing Act of 1937 (Faircloth Amendment) sets the limit on the number of Public Housing units for which a public housing authority may receive Capital Funds and Operating Funds. The CDA's current inventory of Public Housing is as follows:

CDA Public Housing Unit Inventory				
Asset Management Project #	Project Name	General Occupancy Units	Non-Dwelling Units	Total ACC Units
AMP 200	East Site	159	3	162
AMP 300	West Site	262	3	265
AMP 400	Triangle Site	220	4	224
AMP 500	Truax Phase 1	47	0	47
AMP 600	Truax Phase 2	40	0	40
		734	8	738
Removed From Inventory				28
Faircloth Limit				766

The CDA also maintains two Housing Assistance Payment (HAP) Contracts with the Wisconsin Housing and Economic Development Authority (WHEDA) to lease and manage 115 units of Multifamily Housing (Section 8 New Construction):

CDA Multifamily Housing Inventory			
Project Name	Assisted Units	Non-Dwelling Units	Total Units
Karabis Apartments	20	0	20
Parkside Apartments	94	1	95
	114	1	115

The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units if the construction of those units would result in a net increase in the number of units the Public Housing Agency (PHA) owned, assisted or operated as of October 1, 1999. Although the CDA is unable to increase the number of Public Housing units in its portfolio per HUD's Faircloth limit, the CDA can contribute to the supply of assisted housing by ensuring a high occupancy rate within its existing portfolio of assisted units. HUD's goal for occupancy is 98.5%. CDA Site developments that implemented initiatives to reduce vacancies and maintain high occupancy rates are highlighted below:

Average Occupancy Rate						
Development	2020	2021	2022	2023	2024	2025
East Amp 200	98.29%	98.64%	97.89%	96.91%	97.33%	96.45%
West Amp 300	95.79%	94.25%	95.82%	95.53%	94.53%	96.73%
Triangle Amp 400	95.68%	93.64%	95.46%	95.50%	96.54%	93.86%
Truax Phase 1 Amp 500	99.82%	99.82%	98.58%	99.47%	98.94%	91.49%
Truax Phase 2 Amp 600	100.00%	100.00%	99.79%	100.00%	100.00%	98.33%
Truax PBV Units	94.10%	99.65%	97.57%	100.00%	91.32%	95.83%
Parkside	97.48%	92.19%	93.40%	91.48%	95.39%	92.10%
Karabis	93.33%	98.75%	94.58%	96.25%	96.25%	83.33%

CDA broke ground for the first phase of the *Taking Shape* redevelopment project (B1) at the Triangle site during the summer of 2025 and construction continued through 2026. This first phase of redevelopment will replace the Brittingham Apartments. The CDA's development partner, New Year Investments, LLC, continued to hold monthly resident engagement opportunities to provide current Triangle residents updates on the project's progress in 2025 and 2026. Construction of this first phase is expected to be completed in the spring of 2027. Resident relocation from Brittingham Apartments to the replacement building, *Luna*, will begin upon completion of construction.

The second and third phases of the *Taking Shape* redevelopment project (B2 and B3) intend to replace the Gay Braxton, Parkside and Karabis Apartments. The project plan is to build first and then move residents from the existing Gay Braxton, Parkside and Karabis properties. Two newly constructed buildings will include 60 units to replace the current Gay Braxton Apartments, 95 units to replace the current Parkside Apartments and 20 units to replace the current Karabis Apartments and will be delivered on open space created by the demolition of the Brittingham Apartments. There are also an additional 7 new units proposed for these phases. In 2024, the CDA was a successful applicant in HUD's Rental Assistance Demonstration (RAD) program and received a CHAP for Gay Braxton Apartments. The property has also met the physical obsolescence test and the CDA may consider the submission of a Section 18 demolition and disposition application to HUD as an alternative repositioning path. In 2026 the CDA received \$4,157,941 in federal low-income housing tax credits and \$1,200,000 in State Tax Credits for the construction of the 182-unit affordable housing building to replace the Gay Braxton, Parkside and Karabis Apartments. Construction is expected to begin in 2027.

The CDA continues to administer housing assistance on behalf of low-income individuals and families through the Housing Choice Voucher (HCV) program. Under the program, the CDA pays a housing subsidy directly to the private landlord and the program participant pays the difference between actual rent charged and the amount subsidized by the program. An Annual Contributions Contract (ACC) between HUD and the CDA provides the CDA with funding for housing assistance. The following chart represents the CDA's ACC voucher baseline:

ACC Voucher Baseline			
# of Vouchers	Housing Choice Voucher Section 8 Program	Award Date	Total Vouchers (Baseline)
Tenant Based Voucher – Starting Baseline 2008			1,623
50	Family Unification Program	7/08/2009	1,673
35	Veterans Affairs Supportive Housing	8/06/2009	1,708
50	Family Unification Program	8/06/2010	1,758
25	Veterans Affairs Supportive Housing	7/14/2011	1,783
25	Veterans Affairs Supportive Housing	4/4/2012	1,808
25	Veterans Affairs Supportive Housing	8/01/2013	1,833
23	Veterans Affairs Supportive Housing	8/14/2014	1,856

21	Veterans Affairs Supportive Housing	4/01/2015	1,877
25	Veterans Affairs Supportive Housing (Project-Based Vouchers)	5/01/2016	1,902
6	Veterans Affairs Supportive Housing	9/01/2016	1,908
7	Veterans Affairs Supportive Housing	4/01/2018	1,915
12	Veterans Affairs Supportive Housing	3/01/2019	1,927
10	Moving Up Voucher	2019	1,937
30	Oakwood Tenant Protection Voucher	3/01/2020	1,967
5	Veterans Affairs Supportive Housing	5/01/2020	1,972
45	Mainstream Voucher	7/01/2020	2,017
14	Mainstream Voucher	7/01/2020	2,031
32	CDA Scattered Site Tenant Protection Voucher	12/20/2021	2,063
5	Veterans Affairs Supportive Housing	1/13/2022	2,068
23	Fair Share HCV	9/28/2022	2,091
10	Stability Voucher	4/17/2023	2,101
5	Veterans Affairs Supportive Housing	08/01/2026	2,106

07/01/2021 Emergency Housing Voucher: 69*

*As these voucher holders fall off the program the number of allotted vouchers decrease; As of 08/01/2026 there are 43 Emergency Housing Vouchers on our program. The program is due to sunset when funding is exhausted

CDA Voucher totals are reflected by HUD as follows:

Section 8 Units available under Annual Contributions Contract (excluding Emergency Housing Vouchers): 2,106

Total Special Purpose Vouchers: 383

- Family Unification 100
- Mainstream 59
- Veterans Affairs Supportive Housing 219
- Stability Vouchers 5

The CDA is authorized to administer up to 100 percent of its authorized 2,106 vouchers. This excludes 43 Emergency Housing Vouchers (EHV). Voucher leasing is the measure of how many households the CDA is assisting. Nationally, the CDA maintained higher leasing rates:

Unit Leasing Percentage		
	National % Leasing	CDA % Leasing
12/31/2022	85.34%	85.94%
12/31/2023	85.61%	86.88%
12/31/2024	85.69%	91.43%
12/31/2025	84.94%	91.19%
As of June 30, 2026	84.81%	89.67%

Although the CDA may lease up to 2,106 vouchers, the CDA may only expend its total budget authority to pay rental subsidies to landlords on behalf of participating households. The CDA's budget utilization rate is important for assessing program performance, as it measures the extent to which the CDA fully utilized the voucher assistance funds it received in a given year. In general, housing authorities should spend 100 percent of their annual funding allocation, and should spend an even higher amount if they have underspent funds in prior years and have excess reserves:

Budget Utilization Rate			
	Housing Assistance		
	Budget Authority	Payments	Rate
2022	\$16,776,996	\$16,079,185	101%
2023	\$17,364,390	\$16,650,620	103%
2024	\$19,888,216	\$19,918,254	95%
2025	\$21,345,228	\$21,187,769	99%
As of June 30, 2026	\$12,183,456	\$11,085,922	91%

The CDA continues to issue Section 8 vouchers to approved applicants who are referred to the CDA under the Family Unification Program (FUP), the Veterans Affairs Supportive Housing (VASH) Program and the Mainstream program:

- The Family Unification Program (FUP) is focused at preventing family separation due to homelessness or lack of adequate housing, as well as to ease the transition out of foster care for aging-out youth who lack adequate housing. FUP referrals are provided to the CDA through an agreement with the Dane County Department of Human Services. The CDA currently has 100 FUP vouchers for utilization and maintains the following average FUP voucher utilization rates:

Section 8 Family Unification Program (FUP) Utilization [Sadie]				
Year 2022	Year 2023	Year 2024	Year 2025	As of June 30, 2026
84%	74%	66%	60%	58%

- The Veterans Affairs Supportive Housing (VASH) program provides rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The CDA currently has 219 VASH vouchers for utilization and maintains the following average VASH voucher utilization rates:

Section 8 Veterans Affairs Supportive Housing (VASH) Program Utilization				
Year 2022	Year 2023	Year 2024	Year 2025	As of June 30, 2025
84%	88%	87%	92%	91%

- The Mainstream program provides housing assistance to non-elderly persons with disabilities, who are in permanent supportive housing or rapid rehousing. The CDA received 59 Mainstream vouchers in 2020 and partnered with the Road Home of Dane County and the Madison Tenant Resource Center for referrals to issue Mainstream vouchers. Utilization rates for Mainstream are as follows:

Section 8 Mainstream Program Utilization			
Year 2023	Year 2024	Year 2025	As of June 30, 2026
75%	95%	90%	83%

- The CDA received 69 Emergency Housing Vouchers (EHVs) in July of 2021. EHVs are tenant-based vouchers targeted to assist individuals and families who are experiencing homelessness or are at risk of homelessness, or who are a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking. The CDA partnered with the Dane County Housing Authority and the Dane County Homeless Consortium to assist in qualifying families for EHV housing assistance through a direct referral process. As each EHV holder is removed from the program (withdraws, ports out and is absorbed, is terminated for cause, deceased, etc.), the PHA is not able to reissue the voucher to another person. Therefore, the initial 69 vouchers allotted continue to decrease. As of July 1, 2026 there are currently 43 Emergency Housing Vouchers in the CDA program. As HUD discontinued funding for this program before the anticipated 2030 date, CDA will make plans to move these voucher holders to our regular HCV program according to policies and procedures provided to us by HUD.

Section 8 Emergency Housing Vouchers Utilization			
Year 2023	Year 2024	Year 2025	As of June 30, 2026
68%	94%	83%	45 vouchers

Section 8 Project-Based Vouchers (PBVs) offer a targeted approach to affordable housing. Unlike traditional tenant-based vouchers that allow a recipient to choose any eligible unit in Madison, PBVs are tied to specific properties, providing stable funding for the landlord and encouraging the development and preservation of affordable housing. PBVs offer families a pathway to stable, affordable housing in specific locations within the City of Madison. Many of the developments under a PBV contract with the CDA provide special amenities or services. The CDA began entering into PBV contracts in 2006 and continues to administer Section 8 project-based voucher assistance to 224 units under the following PBV contracts:

Award Year	Organization	Program Criteria for Low-Income Households	PBVs Awarded
2006	Housing Initiatives	Housing with mental health supportive services	5
(3/2025)	Housing Initiatives	Removal of units due to 120 days+ of vacancy	(-2)
	Porchlight, Inc.	Homeless or formerly homeless	8
	Prairie Crossing	Allied Drive Neighborhood revitalization	20
	YWCA	Single Mom's with 1 or 2 children under the age of 4	8
2008	Allied Drive Redevelopment LLC	Supportive services	36
2010	Burr Oaks Senior Housing LLC	Senior affordable housing	30
	Truax Park Redevelopment Phase 1 LLC	Supportive services	24
2014	Pinney Lane	For Persons with Disabilities	8
	Truax Park Development Phase 2, LLC	Formerly Homeless with Supportive services	8
	Enso	Permanent supportive housing for homeless individuals	27
	Ridgecrest	Private redevelopment of distressed affordable housing	8
(3/2025)	Ridgecrest	Removal of units due to 120 days+ of vacancy	(-4)
(8/2026)	Ridgecrest	Removal of units due to 120 days+ of vacancy	(-4)
2015	Amphora	Permanent supportive housing for homeless families	20
2022	MRCDC Scattered Site (former Public Housing)	Supportive services	32
TOTAL			224

Section 8 payment standards also have an impact on Section 8 program utilization and must be monitored on a regular basis. HUD allows Section 8 payment standards to be between 90% and 110% of HUD's annual Fair Market Rents (FMR) for Madison, WI. Each year the CDA reviews its Section 8 payment standards and considers the supply of rental housing available within the current established payment standards and the success rate of participating families finding suitable housing. CDA made an initial adjustment to its payment standards effective January 1, 2026 as was necessary to be within the basic range of the FMR. CDA then elected to make an additional adjustment to increase the payment standards effective July 1, 2026 to reflect the continual rising contract rents in our jurisdiction:

CDA Housing Choice Voucher Program Payment Standards					
CDA Payment Standard	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Effective July 1, 2022 (105% of HUD FMR)	\$975	\$1,130	\$1,317	\$1,760	\$1,965
Effective January 1, 2023 (100% of HUD FMR)	\$1,007	\$1,183	\$1,378	\$1,810	\$2,041
Effective April 1, 2023 (110% of HUD FMR)	\$1,107	\$1,301	\$1,515	\$1,991	\$2,245
Effective January 1, 2026 (100% of HUD FMR)	\$1,268	\$1,482	\$1,694	\$2,236	\$2,509
Effective July 1, 2026 (106- 109% of HUD FMR)	\$1,350	\$1,600	\$1,850	\$2,400	\$2,700

The CDA continues to support voucher mobility. For families who move with their voucher from another jurisdiction, the CDA bills initial housing authority for the assistance paid for incoming portable households. The CDA does this to preserve local voucher budget authority to serve families from the CDA waiting list.

For homeownership efforts, the CDA continued to administer its Section 8 homeownership program. Since the program started in 2004, there has been 60 families who utilized the program, and 30 families currently utilizing Section 8 assistance for mortgage expenses. The CDA intends to submit a Section 32 Homeownership Plan to the HUD Special Applications Center. The plan will include 12 scattered-site housing units currently within the CDA's West Site (AMP 300), and the Plan would make Public Housing single-family dwellings available for purchase by low-income families, including Public Housing and Section 8 families.

Goal 2: Improve the quality of assisted housing

Objectives:

1. Renovate and/or modernize Public Housing and Multifamily Housing units
2. Pursue energy efficiency improvements
3. Identify and implement sustainable practices to minimize impacts on the environment

Initiatives:

The CDA is committed to providing high-quality, energy-efficient affordable housing that meets the needs of current and future residents. To support this goal, the CDA has implemented a long-term repositioning strategy that will preserve and improve its housing portfolio by transitioning eligible properties from the public housing program to Section 8 assistance. This strategy will increase the operating subsidy available to support ongoing property maintenance, capital reinvestment, and long-term financial sustainability.

In addition to repositioning, the CDA is pursuing opportunities to improve the energy efficiency and environmental performance of its properties. These efforts include securing available energy tax rebates to modernize building systems and partnering with the City's Green Power Program to install solar energy systems at eligible sites. Together, these initiatives will reduce operating costs, improve building performance, and enhance the quality and sustainability of affordable housing for CDA residents.

Goal 3: Improve the quality of life for program participants

Objectives:

1. Ensure CDA supportive services, and housing and unit types, meet the needs of the evolving population
2. Through policy and partnerships, create vibrant living environment initiatives to ensure CDA developments are healthy and safe places to live
3. Improve resident services across CDA programs and housing communities
4. Increase the number of residents who can affordably access the internet
5. Create a lasting social impact through support of resident associations and thriving resident advisory board

Initiatives:

The CDA is committed to creating safe, inclusive communities by providing service coordination and access to resources that support resident stability and economic mobility.

HUD-approved non-dwelling units are used to provide space for resident self-sufficiency programs, community services, and CDA property management offices. The CDA currently partners with a variety of organizations that provide on-site services to residents, including Dane County Human Services' Joining Forces for Families, the Truax Neighborhood Association, ROSS Service Coordinators, Mentoring Positives, the Triangle Health & Resource Center, Triangle Ministry, and Edgewood College Nursing students.

The CDA continues to administer two HUD Multifamily Housing Service Coordinator grants, which fund two Resident Service Coordinators serving the Triangle community. These coordinators assess the needs of elderly and disabled residents and connect them with supportive services that promote independent living and aging in place. In addition, a Tenant Social Services Coordinator provides crisis intervention, case management, referrals to community resources, conflict resolution assistance, and resident safety education. A Public Housing-funded Tenant Services Aide also provides supportive services to residents at the CDA's West Site.

The CDA remains committed to maintaining safe communities through its public safety program, which includes contracted professional on-site security services at its public housing properties.

To strengthen resident services across its housing portfolio, the CDA plans to expand its service coordination program during 2026 and 2027 by establishing a Director of Service Coordination position. This role will provide greater leadership, consistency, and coordination of resident services across all CDA housing programs.

Beginning in 2026, the CDA Resident Advisory Board (RAB) began meeting quarterly to provide residents and program participants with a formal opportunity to share concerns, offer recommendations, and provide input on CDA policies and planning efforts, including the Annual Plan and Capital Fund Program.

Goal 4: Promote self-sufficiency and economic opportunity

Objectives:

1. Increase the number of employed persons in assisted housing
2. Support resident capacity-building and self-sufficiency initiatives to help residents meet their own goals
3. Provide and attract supportive services to increase independence for elderly or disabled households
4. Create a Section 3 Resident Employment & Opportunity Program

Initiatives: [Lisa,]

The CDA continues to maintain a Section 8 Family Self-Sufficiency (FSS) program in partnership with the Dane County Housing Authority and with services provided by the Community Action Coalition for South Central Wisconsin. The CDA's goal is to support 13 families through the FSS program. Although a program participant may fail to meet the obligations under the FSS program, the CDA is prohibited from terminating the family's Section 8 assistance based on the outcome of FSS participation. Since the program began in 2010, FSS activity is as follows:

Family Self Sufficiency (FSS) Program			
Total FSS Activity	Currently Active in FSS	Completed FSS Program	Terminated from FSS
55	3	7	38

The CDA continues to maintain its Resident Opportunity and Self-Sufficiency (ROSS) grants. A ROSS Service Coordinator continues to provide supportive services for self-sufficiency to residents of the CDA's East and West Site developments.

The CDA works to ensure that economic opportunities are directed to low- and very low-income persons through the Section 3 provision of the Housing and Urban development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. A Section 3 Worker is any worker who currently, or when hired within the past five years, has income below the income limit established by HUD; or is employed by a Section 3 business concern; or is a YouthBuild participant. The CDA supports Section 3 by integrating Section 3 requirements into its contracting processes and by actively posting open CDA job positions at its Public Housing Sites:

CDA Section 3 New Hires			
	Year 2023	Year 2024	Year 2025
Total Hours All Employees	109,797	107,133	97,475
Total Hours Section 3 Workers	5,264	7,844	7,411

Percentage Total Labor Hours	4.79%	7.32%	7.60%
------------------------------	-------	-------	-------

Goal 5: Maintain Fiscally Responsible Operations and financial Sustainability

Objectives:

1. Maximize the CDA's current resources for housing programs
2. Create a sustainable and diversified funding model that is adaptive to external challenges and opportunities
3. Practice asset management principles through project-based accounting and management of CDA housing
4. Utilize Capital Funds for capital improvements vs. operating costs
5. Adopt administrative rule and procedures for the reduction of administrative costs, increase in program efficiency, improvement of tenant benefits, and to foster self-sufficiency
6. Implement procurement procedures and staff training
7. Implement functioning inventory management system
8. Implement energy efficient cost saving measures on all properties

Initiatives:

The CDA continues to utilize its formalized financial policies which define the CDA Board's intent for the administration and stewardship of CDA resources. The CDA Financial Policies delegate limited authority from the CDA Board to the CDA Finance Subcommittee. The CDA Financial Policies provide rules and procedures related to cash handling, cost allocation, reserves, capitalization, and procurement, and these policies are routinely reviewed to ensure program compliance. The CDA Finance Subcommittee continues to meet quarterly to review financial statements and annual audit documents as submitted by an independent public accounting firm.

Each year, the CDA strives for a HUD Financial Assessment Subsystem (FASS) score of 25. The purpose of FASS is to measure the financial condition of each public housing project. FASS measures liquidity, adequacy of reserves and capacity to cover debt. Scores are as follows, with 2025 final scores not available at this Annual Report submission:

Financial Assessment Subsystem (FASS) Scores Based on Audited Financials							
	2018	2019	2020	2021	2022	2023	2024
East Site	23.00	23.00	20.65	20.17	0.00	20.96	19.18
West Site	21.65	22.96	21.72	21.27	20.42	20.98	17.67
Triangle Site	25.00	25.00	25.00	25.00	23.00	23.00	8.69

Goal 6: Provide highest quality of governance and services

Objectives:

1. Deliver top quality service to customers
2. Improve CDA image and reputation
3. Create and maintain an inclusive and safe working environment
4. Maintain High Performer status in the Public Housing and Section 8 Housing Choice Voucher programs
5. Attract and retain the best qualified employees, provide opportunities for employees to perform at their best, recognize employee contributions, and maintain succession plans
6. Improve CDA operations, costs, and communications through automation, technology upgrades and continuous process improvements
7. Ensure effective CDA Board governance

Initiative:

In 2023, the CDA finalized its plan to re-organize its staffing structure. The plan brings in three (3) new senior management positions of Administrative Services Manager, Client Services Manager, and Property Operations Manager. Existing CDA staff were promoted into these positions.

The new management positions provide additional management expertise which allow the CDA to focus on redeveloping its Public Housing properties, repositioning the Public Housing subsidy platform, increasing the number of low-income housing tax credit properties, and new homeownership programs, as well as management improvements in automation, technology upgrades and program performance.

The CDA continues to complete annual employee check-ins, which provide discussions on performance expectations and how to best meet CDA goals. The check-in process allows employees and supervisors to talk about the important work of the CDA with a focus on core expectations of service, communication, teamwork, equity and inclusion, and stewardship.

The CDA management team continues to attend the City of Madison's annual Leadership Forum. Many Staff continue to attend HOTMA and NSPIRE related training. In 2023 and 2024, CDA supervisors and managers participated in a City of Madison Leadership pilot with a focus on leadership mindset. In 2025, the CDA completed an employee workplace culture survey which provided insight into both strengths and areas for improvement, and the CDA has started the process of designing action plans for improvements. In 2026 the CDA provided 360 evaluations for all managers.

Goal 7: Ensure Equal Opportunity and further non-discrimination in CDA housing

Objectives:

1. Ensure equal access to assisted housing
2. Ensure a suitable living environment for all families living in assisted housing
3. Ensure accessible housing to persons with disabilities
4. Ensure equity in organizational values

Initiative:

The CDA continues to utilize a Hearing and Reasonable Accommodation Specialist, who has Fair Housing Specialist and Hearing Officer certification. Having a dedicated staff person assigned to work on reasonable accommodation requests contributes to a reduced processing time for reasonable accommodation requests and ensures consistency with fair housing law:

CDA Reasonable Accommodation Requests		
Year	Number of Cases	Average Days Processing Time
2020	69	43
2021	159	24
2022	146	27
2023	169	26
2024	261	23
2025	207	25
As of June 30, 2026	95	18

The CDA continues to provide appeal and grievance hearings for applicants and program participants, and customers have the option to participate remotely.

All new CDA employees attend Fair Housing training. All CDA employees are required to attend City of Madison Prohibited Harassment & Discrimination training (APM 3-5) within the first 45 days of hire, and every three (3) years thereafter. CDA Supervisors and Managers must attend Prohibited Harassment & Discrimination Mandatory Reporter training every three (3) years. The Mandatory Reporter training focuses on good management practices and policies requiring the maintenance of an environment that is free of discriminatory harassment. Fair Housing posters are displayed at all CDA offices, and CDA customers are provided with access to file a discrimination complaint through the CDA's website.

Goal 8: Violence Against Women Act Compliance

Objectives:

1. Actively follow the requirements of the Violence Against Women Act (VAWA)

Initiatives:

The CDA continues to follow the Violence Against Women Act (VAWA) provisions, which provide special protections for victims of domestic violence, dating violence, sexual assault, and stalking who are applying for or receiving CDA housing assistance. The CDA's VAWA policies provide for notification, documentation, and confidentiality. Specific VAWA policies are provided as related to eligibility, occupancy standards and unit offers, family breakup, leasing and inspections, emergency transfers, and terminations. The CDA recognizes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking. The CDA also provides a waiting list preference for victims of domestic violence under its Section 8 program.

The CDA provides outreach on VAWA protections by notifying applicants and program participants of their rights under VAWA, including VAWA language in the CDA's Section 8 Housing Assistance Payment (HAP) Contract and CDA leases for Public Housing and Multifamily Housing. VAWA notices and forms are provided to applicants who are denied admission to a CDA housing program, and to program participants when the CDA issues a notice of termination. VAWA information may also be found on the CDA's Website including victim resource resources and CDA VAWA forms.

In 2025, the CDA implemented new VAWA forms, as updated by HUD. The CDA also translated the VAWA forms into Spanish. The new forms align with the VAWA Reauthorization Act of 2022 and extend the form-expiration date to January 31, 2028:

- Form HUD-5380 *Notice of Occupancy Rights Under the Violence Against Women Act*
- Form HUD-5381 *Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking*
- Form HUD-5382 *Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking*
- Form HUD-5383 *Emergency Transfer Request for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking*

In 2026, the CDA updated its internal VAWA claims process to provide for one dedicated VAWA staff person. Additional VAWA training was also implemented. Having a dedicated staff person assigned to work on VAWA initiatives contributes to a reduced processing time of VAWA claims, allows property management staff to focus more dedicated time on VAWA emergency transfers and ensures consistency with VAWA requirements and Fair Housing law

To reduce crime and maintain safety, including VAWA related incidents, the CDA maintains a contract for security services at its Public Housing Sites. The CDA's safety goals are to enhance the quality of life for residents living in Public Housing, by working cooperatively with residents, staff, the public, and law enforcement to preserve peace, reduce crime, and provide for a safe environment. The CDA follows its

VAWA emergency transfer policies and provides related-supportive service referrals to victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Madison Community Development Authority		Locality (City/County & State)				
PHA Number: WI003		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	BJARNES ROMNES APARTMENTS (WI003000300)	\$575,212.42	\$653,361.09	\$642,535.09	\$642,535.09	\$642,535.09
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)	\$767,137.17	\$591,886.94	\$612,712.94	\$612,712.94	\$612,712.94
	SCATTERED SITE (WI003000200)	\$749,512.82	\$692,537.81	\$682,537.81	\$682,537.81	\$682,537.81
	TRUAX PARK APARTMENTS LLC (WI003000500)	\$127,510.25	\$188,582.79	\$179,545.79	\$179,545.79	\$179,545.79
	TRUAX PHASE II (WI003000600)	\$48,872.34	\$141,876.37	\$150,913.37	\$150,913.37	\$150,913.37
	AUTHORITY-WIDE	\$252,027.00	\$252,027.00	\$252,027.00	\$252,027.00	\$252,027.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$575,212.42
ID0000969	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$186,500.00
ID0001007	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING *(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,000.00
ID0001014	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0001019	AMP 300 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$50,000.00
ID0001025	AMP 300 NON-DWELLING EQUIPMENT (Operations (1406))	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$10,000.00
ID0001029	AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0001032	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$15,000.00
ID0001034	AMP 300 SECURITY CAMERA INSTALL AND RELACEMENT (Non-Dwelling Interior (1480)-Security)	AMP 300 – Security Camera System Upgrade: Replace existing cameras and associated equipment throughout AMP 300 properties with new systems. Install additional cameras in identified blind spot locations to improve coverage and overall site security. Work includes all wiring, mounting, connections, and integration with existing or new monitoring systems. All equipment shall be fully operational and compliant with applicable codes upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. <u>No force account labor will be used.</u>		\$25,000.00
ID0001035	AMP 300 WINDOW REPLACEMENT(Dwelling Unit-Exterior (1480)-Windows)	AMP 300 Baird and Fisher - Remove and dispose of all existing windows and replace with new window units that meet ENERGY STAR® requirements for the applicable climate zone. Installation shall be completed using current industry best practices, including proper flashing, water management, and air sealing, in accordance with ASTM E2112-07 – Standard Practice for Installation of Exterior Windows, Doors, and Skylights. No lead-based paint (LBP) or asbestos abatement is anticipated. If hazardous materials are encountered, they shall be addressed in accordance with all applicable federal, state, and local regulations. All demolition debris and material disposal shall be the responsibility of the contractor and included in the contract. Any remaining disposal, if necessary, will be handled through the agency's contracted waste disposal provider.		\$75,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
No force account labor will be utilized for this work activity.				
ID0001036	AMP 300 SIDING REPLACEMENT(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	AMP 300 – Siding and Soffit Replacement: Remove and dispose of existing siding and soffit systems. Install new energy-efficient siding and soffit materials, including all trim, flashing, and accessories, to improve building envelope performance and durability. All work shall be installed in accordance with manufacturer specifications and applicable building codes. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used.		\$50,000.00
ID0001038	AMP 300 NEW ROOFS,SOFFITS, AND GUTTERS(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Properties - Frazier, Britta PKWY, and Chester Drive Installing new 40-year roof, as well as gutters, soffits, and gutter guards at low-rise buildings containing Public Housing units * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * DISPOSAL WILL BE THE CONTRACTORS RESPONSIBILITY AND WRITTEN IN THE CONTRACT. ANY REMAINING DISPOSAL WILL BE COMPLETED THROUGH THE AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR		\$50,000.00
ID0001039	AMP 300 PARKING LOT REPAVING (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Striping)	Greenway Property – Site Paving and Dumpster Pad Installation: Obtain required permits and prepare the site through surface milling and/or grading. Install new compacted base as needed, followed by asphalt paving to specified thickness. Construct a new concrete dumpster pad. Ensure proper grading and drainage to direct water to storm systems. Complete work with pavement striping and markings to restore full site functionality and compliance. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		provider. No force account labor will be used.		
ID0001056	AMP 300 Community Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Plumbing)	AMP 300 – Romnes Community Kitchen Upgrade: Upgrade the Romnes community kitchen to meet Uniform Physical Condition Standards (UPCS) and applicable accessibility requirements. Work includes replacement and/or installation of cabinets, countertops, sinks, appliances, plumbing, electrical, lighting, and finishes as needed to achieve full functionality and code compliance. All work shall meet current building, electrical, and accessibility standards and be fully operational upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used.		\$10,000.00
ID0001057	AMP 300 Energy Efficient Coin Operated Washer/Dryer(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Washers)	LOCATION: AMP 300 Romnes apartments, Common Laundry areas ACTIVITY: Replace washer and dryers SCOPE: Replace aged coin operated Washer/Dryer with energy efficient coin operated washers/dryers (total of 5 washers/5 dryers) REMEDATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.		\$5,000.00
ID0001058	AMP 300 Energy Efficient Refrigerator/Range(Dwelling Unit-Interior (1480)-Appliances)	LOCATION: AMP 300 Romnes Apartments ACTIVITY: Replace outdated refrigerators and ranges SCOPE: Replace outdated non-energy efficient refrigerators and ranges with energy efficient appliances. REMEDATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site. Approx 15 each per year.		\$5,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			\$767,137.17
ID0000975	AMP 400 OPERATIONS (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$141,135.00
ID0000977	AMP 400 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71
ID0000978	AMP 400 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0001009	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,000.00
ID0001015	AMP 400 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,802.92
ID0001020	AMP 400 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
ID0001026	AMP 400 NON-DWELLING EQUIPMENT (Operations (1406))	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90
ID0001040	AMP 400 MAIN BUILDING DOOR REPLACEMENT (Dwelling Unit-Exterior (1480)-Exterior Doors)	AMP 400 – Main Entry Door Replacement: Demolish and remove the existing main glass entry door and associated components. Furnish and install a new “King Door” system, including frame, glazing, hardware, and all required accessories. Ensure proper alignment, anchoring, weather sealing, and integration with existing building systems. All work shall comply with applicable building, life safety, and accessibility codes and be fully operational upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor’s responsibility, with remaining disposal handled through the agency’s contracted provider. No force account labor will be used.		\$15,000.00
ID0001054	AMP 400 RAD (1504)(RAD Investment Activity (1504))	RAD Investment Activity (1504)		\$500,000.00
ID0001055	AMP 400 RAD (1503)(RAD (1503))	RAD (1503)		\$1.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$749,512.82
ID0000984	AMP 200 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98
ID0001004	AMP 200 OPERATIONS *(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$105,851.00
ID0001006	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0001008	AMP 200 PARKING RE-PAVE(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 – Parking Lot Reconstruction (Re-Paving): Remove and dispose of existing asphalt pavement, deteriorated concrete curb, and unsuitable base materials. Prepare subgrade and install new compacted base. Install new asphalt pavement, concrete curbing, ADA-compliant ramps, dumpster enclosures, striping, and signage as required for full functionality and code compliance. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. <u>No force account labor will be used. Site is not historically designated.</u>		\$30,000.00
ID0001013	AMP 200 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001018	AMP 200 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$129,050.82
ID0001024	AMP 200 NON-DWELLING EQUIPMENT (Operations (1406))	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44
ID0001028	AMP 200 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$100,000.00
ID0001037	AMP 200 FIRE PANEL AND INTERCOM REPLACEMENT(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	AMP 200 – Fire Panel and Intercom System Replacement: Remove and replace existing fire alarm control panels and intercom systems at AMP 200 properties. Install new code-compliant fire alarm panels, devices, and communication systems, including wiring, connections, and integration with existing building systems as required. Ensure all systems meet current life safety, electrical, and local code requirements, and are fully tested and operational at project completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. <u>No force account labor will be used.</u>		\$50,000.00
ID0001042	AMP 200 ROOF REPLACEMENT (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Properties - 1605-1671 Wright St and Webb/Rethke Install new 40-year roof, as well as gutters, soffits, and gutter guards at low-rise buildings containing Public Housing units * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * DISPOSAL WILL BE THE		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
CONTRACTORS RESPONSIBILITY AND WRITTEN IN THE CONTRACT. ANY REMAINING DISPOSAL WILL BE COMPLETED THROUGH THE AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR				
ID0001043	AMP 200 EROSION CONTROL AND GRADING(Dwelling Unit-Site Work (1480)-Landscape)	Targeted re-grading and drainage improvements at several AMP200 properties.The purpose of this work is to correct long-standing site drainage issues, prevent water damage to building foundations and common areas, and improve accessibility for residents. All work will occur within the existing property boundaries. REMEDICATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.		\$25,000.00
ID0001044	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$20,000.00
ID0001045	AMP 200 SECURITY CAMERA INSTALL AND RELACEMENT (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	AMP 200 – Security Camera System Upgrade: Replace existing cameras and associated equipment throughout AMP 200 properties with new systems. Install additional cameras in identified blind spot locations to improve coverage and site security. Work includes all wiring, connections, mounting, and integration with existing or new monitoring systems. All equipment shall be fully operational and compliant with applicable codes at project completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001046	AMP 200 BUILDING PLUMBING PIPE REPLACEMENT (Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 – Plumbing System Replacement (4-Court Building): Demolish and remove deteriorated and mismatched piping throughout the 4-court building. Replace with new copper-nickel piping, including all fittings, supports, and connections. Work includes both domestic water piping (hot and cold water distribution) and hydronic heating piping systems, ensuring a consistent, code-compliant installation. All systems shall be tested, balanced (as applicable), and fully operational upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used. Site is not historically designated.		\$30,000.00
ID0001047	AMP 200 MAIN ENTRANCE BRICK REPAIR (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	REPLACE DAMAGED BRICK WITH NEW AND TUCK POINT EXISTING BRICKS LOCATED AT THE MAIN ENTRANCE OF AMP 200 TENNEY PARK APARTMENTS. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.		\$10,000.00
ID0001048	AMP 200 RELOCATE EXSITING EXTERIOR WALL OUTLETS(Dwelling Unit-Site Work (1480)-Electric Distribution)	AMP 200 – Exterior Outlet Relocation (Tenney Park Apartments): Relocate existing exterior electrical outlets to accommodate the new deck design at the 2-story building at Tenney Park Apartments. Work includes removal, rerouting of wiring, installation of new boxes and weatherproof covers, and reconnection to existing electrical systems. All installations shall meet current electrical codes and be fully operational upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used. Site is not historically designated.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001049	AMP 200 COMMON AREA REPAINTING (Non-Dwelling Interior (1480)-Common Area Painting)	AMP 200 – Common Area Painting: Prepare and paint all wall, ceiling, and trim surfaces within designated common areas. Work includes surface preparation, patching, priming, and application of finish coats to provide a uniform, durable finish. The property was constructed prior to 1978; therefore, lead-safe work practices (RRP) will be implemented, including containment, dust control, and proper cleanup. A visual assessment for deteriorated paint will be conducted prior to work. Any paint disturbance exceeding de minimis levels will be performed by a certified renovator. No additional hazardous material disturbance is anticipated; if encountered, remediation will follow applicable regulations. Disposal shall be the contractor's responsibility, with remaining disposal handled by the agency's provider. <u>No force account labor will be used. Site is not historically designated.</u>		\$30,000.00
ID0001050	AMP 200 Residential Street Traffic Calming—Speed Hump Installation(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	This activity involves the installation of 4 asphalt speed humps, complete with required signage and pavement markings, on Straubel Ct. The work will be performed by a qualified contractor. Constructing each speed hump according to standard city design specifications. The humps will be approximately 12–14 feet in length (in the direction of travel) and 3–4 inches in height at their peak. The design will feature a parabolic curve to gently slow traffic without jarring vehicles. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. <u>ADDITIONAL INFO: No force account labor. Not a historical designated site.</u>		\$20,000.00
ID0001051	AMP 200 EXTERIOR MAIN BUILDING DOOR REPLACEMENT(Dwelling Unit-Exterior (1480)-Exterior Doors)	Remove and dispose of existing damaged exterior door units, including the door slab, frame, threshold, and trim. Install a new pre-hung exterior-grade door unit, ensuring it is properly insulated, sealed, and provides security. Re-key the new lockset to match existing building keys and install a new deadbolt for resident security. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.		
ID0001059	AMP 200 Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	AMP 200 Webb/Rethke and Wright street (A Site) - Remove and dispose of all existing windows and replace with new window units that meet ENERGY STAR® requirements for the applicable climate zone. Installation shall be completed using current industry best practices, including proper flashing, water management, and air sealing, in accordance with ASTM E2112-07 – Standard Practice for Installation of Exterior Windows, Doors, and Skylights. No lead-based paint (LBP) or asbestos abatement is anticipated. If hazardous materials are encountered, they shall be addressed in accordance with all applicable federal, state, and local regulations. All demolition debris and material disposal shall be the responsibility of the contractor and included in the contract. Any remaining disposal, if necessary, will be handled through the agency’s contracted waste disposal provider. No force account labor will be utilized for this work activity.		\$50,000.00
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$127,510.25
ID0000987	AMP 500 OPERATIONS (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$45,365.00
ID0000990	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001010	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,000.00
ID0001016	AMP 500 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERING NONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0001021	AMP 500 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$50,000.00
ID0001030	AMP 500 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$10,235.52
ID0001052	AMP 500 INSTALL NEW SECURITY CAMERAS (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	AMP 500 – Security Camera System Upgrade: Replace existing cameras and associated equipment throughout AMP 500 with new systems. Install additional cameras in identified blind spot locations in and around the building to improve coverage and overall site security. Work includes all wiring, mounting, connections, and integration with existing or new monitoring systems. All equipment shall be fully operational and compliant with applicable codes upon completion. No hazardous material disturbance is anticipated; if encountered, remediation will follow all applicable regulations. All disposal shall be the contractor's responsibility, with remaining disposal handled through the agency's contracted provider. No force account labor will be used.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			\$48,872.34
ID0000993	AMP 600 OPERATIONS (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$25,203.00
ID0000996	AMP 600 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0001011	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,000.00
ID0001017	AMP 600 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,045.75
ID0001023	AMP 600 EXTERIOR LIGHTING UPGRADES (Dwelling Unit-Site Work (1480)-Lighting)	AMP 600 – Exterior Lighting Upgrades: Remove and dispose of existing exterior lighting fixtures and low-efficiency bulbs, including recycling in accordance with applicable regulations. Furnish and install new high-efficiency lighting fixtures and lamps to improve energy performance, safety, and site visibility. Work includes mounting, wiring, and connections to existing electrical systems. All installations shall comply with applicable electrical codes and be fully operational upon completion. No force account labor will be used.		\$2,012.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001027	AMP 600 NON-DWELLING EQUIPMENT (Operations (1406))	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.19
ID0001031	AMP 600 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,179.87
ID0001060	AMP 600 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$252,027.00
ID0001012	CAPITAL FUND PROGRAM FEE (Administration (1410)-Salaries,Administration (1410)-Sundry)	CAPITAL FUND PROGRAM FEE* PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$252,027.00
	Subtotal of Estimated Cost			\$2,520,272.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			\$141,876.37
ID0001061	AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$25,203.00
ID0001062	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0001063	AMP 600 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90
ID0001064	AMP 600 PROGRAMMATIC FLOORING REPACEMENT *(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0001065	AMP 600 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$21,693.03
ID0001066	AMP 600 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$88,545.57

ENCOUNTERED * NO FORCE LABORForm HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001080	AMP 400 OPERATIONS * (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$141,135.00
ID0001081	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0001082	AMP 400 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71
ID0001083	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0001084	AMP 400 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$198,042.82
ID0001085	AMP 400 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$200,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$653,361.09
ID0001086	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$186,500.00
ID0001087	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0001088	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0001089	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0001090	AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$155,882.79
ID0001091	AMP 300 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$234,295.82

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
	Subtotal of Estimated Cost			\$2,520,272.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$642,535.09
ID0001092	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$186,500.00
ID0001093	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0001094	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0001095	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0001096	AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$145,056.79
ID0001097	AMP 300 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$234,295.82

ENCOUNTERED * NO FORCE LABORForm HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
ID0001103	AMP 400 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$220,826.00
	SCATTERED SITE (WI003000200)			\$682,537.81
ID0001104	AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$105,851.00
ID0001105	AMP 200 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$47,835.89
ID0001106	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$10,275.58
ID0001107	AMP 200 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001112	AMP 500 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,474.51
ID0001113	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0001114	AMP 500 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,249.47
ID0001115	AMP 500 ON DEMAND *(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$94,540.32
	TRUAX PHASE II (WI003000600)			\$150,913.37
ID0001116	AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$25,203.00

Form HUD-50075.2(4/2008)

Work Statement for Year	3	2029
--------------------------------	----------	-------------

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$642,535.09
ID0001123	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$186,500.00
ID0001124	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0001125	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0001126	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0001127	AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$145,056.79
ID0001128	AMP 300 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$234,295.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			\$612,712.94
ID0001129	AMP 400 OPERATIONS * (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$141,135.00
ID0001130	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING *(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0001131	AMP 400 ARCHITECTURAL AND ENGINEERING *(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71
ID0001132	AMP 400 PROGRAMMATIC FLOORING REPACEMENT *(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0001133	AMP 400 ON DEMAND * (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$198,042.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
ID0001134	AMP 400 HEATING EQUIPMENT REPLACEMENT (Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$220,826.00
	SCATTERED SITE (WI003000200)			\$682,537.81
ID0001135	AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$105,851.00
ID0001136	AMP 200 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$47,835.89
ID0001137	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$10,275.58
ID0001138	AMP 200 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001139	AMP 200 HEATING EQUIPMENT REPLACEMENT *(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$278,550.04
ID0001140	AMP 200 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$234,974.32
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$179,545.79
ID0001141	AMP 500 OPERATIONS * (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$45,365.00
ID0001142	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001143	AMP 500 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,474.51
ID0001144	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0001145	Copy of AMP 500 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,249.47
ID0001146	AMP 500 ON DEMAND *(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$94,540.32
	TRUAX PHASE II (WI003000600)			\$150,913.37
ID0001147	AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$25,203.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001148	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0001149	AMP 600 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90
ID0001150	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0001151	AMP 600 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$21,693.03
ID0001153	AMP 600 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$97,582.57
	AUTHORITY-WIDE (NAWASD)			\$252,027.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$642,535.09
ID0001154	Copy of AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$186,500.00
ID0001155	Copy of AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0001156	Copy of AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
ID0001157	Copy of AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0001158	Copy of AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$145,056.79
ID0001159	Copy of AMP 300 ON DEMAND (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$234,295.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			\$612,712.94
ID0001160	Copy of AMP 400 OPERATIONS * (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$141,135.00
ID0001161	Copy of AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING *(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0001162	Copy of AMP 400 ARCHITECTURAL AND ENGINEERING *(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71
ID0001163	Copy of AMP 400 PROGRAMMATIC FLOORING REPACEMENT *(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0001164	Copy of AMP 400 ON DEMAND * (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF		\$198,042.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ENCOUNTERED * NO FORCE LABOR				
ID0001165	Copy of AMP 400 HEATING EQUIPMENT REPLACEMENT (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$220,826.00
	SCATTERED SITE (WI003000200)			\$682,537.81
ID0001166	Copy of AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$105,851.00
ID0001167	Copy of AMP 200 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$47,835.89
ID0001168	Copy of AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$10,275.58
ID0001169	Copy of AMP 200 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001174	Copy of AMP 500 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,474.51
ID0001175	Copy of AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0001176	Copy of Copy of AMP 500 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,249.47
ID0001177	Copy of AMP 500 ON DEMAND *(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$94,540.32
	TRUAX PHASE II (WI003000600)			\$150,913.37
ID0001178	Copy of AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$25,203.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001179	Copy of AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0001180	Copy of AMP 600 ARCHITECTURAL AND ENGINEERING * (Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90
ID0001181	Copy of AMP 600 PROGRAMMATIC FLOORING REPACEMENT * (Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0001182	Copy of AMP 600 HEATING EQUIPMENT REPLACEMENT * (Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$21,693.03
ID0001184	Copy of AMP 600 ON DEMAND * (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$97,582.57
	AUTHORITY-WIDE (NAWASD)			\$252,027.00

Work Statement for Year	5	2031
-------------------------	---	------

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE (Administration (1410)-Salaries,Administration (1410)-Sundry)	\$252,027.00
Subtotal of Estimated Cost	\$252,027.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)