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: Community Development Authority, City of Madison **PHA Code**: WI-003

PHA Type: ☑ Standard PHA ☐ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2026

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 738 **Number of Housing Choice Vouchers (HCVs)** 2,170

Total Combined Units/Vouchers 2,908

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.

The CDA's 2026 PHA Plan and related documents are available at:
www.cityofmadison.com/housing/reports/465

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☑	☐	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☑	☐	Financial Resources.
☐	☑	Rent Determination.
☑	☐	Operation and Management.
☐	☑	Grievance Procedures.
☑	☐	Homeownership Programs.
☐	☑	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☑	☐	Asset Management.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

See attached revised element descriptions

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

See attached Deconcentration Policy

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.

See attached New Activities Report

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. See attached Progress Report

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. The CDA Capital Fund Program 5-Year Action Plan (2025 - 2029) was approved by HUD on 6/09/2025. See attached Capital Fund Program 5-Year Action Plan and Annual Statements
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. See attached RAB Comments.

C.2	**Certification by State or 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. See attached Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated 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, *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. See attached Form HUD-5077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
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. There were no challenges by the public or another entity. See attached public comments.

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 – 2026

B.1 (b) Revised Element Descriptions

Housing Needs

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 2026 are as follows:

CDA Financial Resources		
Sources	**Planned $**	**Planned Uses**
2025 Federal Grants		
➢ **Public Housing Operating Fund**	$ 1,762,190	
➢ **Public Housing Capital Fund**	$ 2,441,749	
➢ **Section 8 Housing Assistance Payments**	$20,841,551	
➢ **Section 8 Administrative Fund**	$ 1,685,000	
➢ **Multifamily Housing Assistance Payments**	$ 791,700	
➢ **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	$ 3,730,629	Public and Multifamily Housing Operations
Other Non-Dwelling Income	$ 223,149	Public and Multifamily Housing Operations
Non-Federal Sources	$ 165,011	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:

- INTRODUCTION. Added new section, "HOTMA CHANGES IN THE ACOP."

- Chapter 1, OVERVIEW OF THE PROGRAM AND PLANS. Added reference to 24 CFR Part 100: The Fair Housing Act.
- Chapter 2, FAIR HOUSING AND EQUAL OPPORTUNITY. Added examples of types of reasonable accommodations.
- Chapter 3, ELIGIBILITY. Removed language about Social Security Numbers not previously disclosed by noncitizens as the disclosure of complete and accurate Social Security Number requirements does not apply to noncitizens who do not contend eligible immigration status. Added reference to 24 CFR 5.230. Updated Income and Income Validation Tool (IVT) Reports section. Added clarification regarding HUD-published asset limitation amount. Defined geographic hardship.
- Chapter 4, APPLICATIONS, WAITING LIST AND TENANT SELECTION. Added wait list selection preference to provide a Public Housing unit for a Section 8 Housing Choice Voucher family, whose HCV contract is being terminated due to owner repair failures and who are unable to lease a new unit with the term of the voucher.
- Chapter 5, OCCUPANCY STANDARDS AND UNIT OFFERS. Added policy on unit refusal without good cause.
- Chapter 6 A., INCOME AND RENT DETERMINATIONS PRIOR TO HOTMA 102/104 COMPIANCE DATE. Added new chapter to reflect policies regarding income and rent determination that are effective prior to the CDA's HOTMA compliance date.
- Chapter 6 B., INCOME AND RENT DETERMINATIONS UNDER HOTMA. Provides HOTMA policies related to income and rent determinations and to be implemented upon the HUD established HOTMA compliance date.
- Chapter 7 A., VERIFICATION PRIOR TO HOTMA 102/104 COMPLIANCE DATE. Added new chapter to reflect policies regarding income and rent determination that are effective prior to the CDA's HOTMA compliance date.
- Chapter 7 B., VERIFICATION UNDER HOTMA. Provides HOTMA policies related to verification requirements and effective upon the HUD established HOTMA compliance date.
- Chapter 8, LEASING AND INSPECTIONS. Added clarification that CDA will transfer security deposit to the new unit upon a tenant transfer and the tenant will be billed for any maintenance or other charges due for the old unit.
- Chapter 9 A., REEXAMINATIONS PRIOR TO HOTMA 102/104 COMPLIANCE DATE. Added new chapter to reflect policies regarding income and rent determination that are effective prior to the CDA's HOTMA compliance date.
- Chapter 9 B., REEXAMINATIONS UNDER HOTMA. Provides HOTMA policies related to reexaminations and effective upon the HUD established HOTMA compliance date.
- Chapter 10, PETS. Added reference to Notice FHEO 2020-01. Updated policy regarding "Responsible Parties."
- Chapter 12, TRANSFER POLICY. Added examples of good cause.

- Chapter 13, LEASE TERMINATIONS. Added information regarding asset limitation at annual and interim reexamination. Added policy of total nonenforcement of the asset limitation. Added information and updated policy to reflect requirements to provide tenants with at least 30-days' notice of lease termination for nonpayment of rent.
- Chapter 16, PROGRAM ADMINISTRATION. Updated information provided on CDA's website related to VAWA. Updated VAWA forms as Exhibits 16-1 (Form HUD-5380), 16-2 (Form HUD-5381), 16-3 (Form HUD-5382) and 16-4 (Form HUD 5383)
- GLOSSARY. Added definition of "Prior to PHA Implementation of HOTMA 102/104: Annual Income" and "Upon PHA implementation of HOTMA 102/104: Annual Income."

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:

- Chapter 3, ELIGIBILITY. Regarding students enrolled in institutions of higher education, removed "new" from reference to restrictions and law.
- Chapter 5, BRIEFINGS AND VOUCHER ISSUANCE. Updated CFR reference to 24 CFR 982.402(b)(8) for subsidy standard exceptions as required as a reasonable accommodation.
- Chapter 6 A., INCOME AND SUBSIDY DETERMINATIONS PRIOR TO HOTMA 102/104 COMPLIANCE DATE. Added new chapter to reflect policies regarding income and rent determination that are effective prior to the CDA's HOTMA compliance date. Updated CFR references. Updated for types of income not counted in annual income. Updated definition of business income and business expenses and added definition of independent contractors. HOTMA additions related to lump-sum additions to net family assets, ABLE accounts, and Trusts. Removed regular contributions or gifts, student financial assistance and additional exclusion from annual income. Updated "medical" to "health and medical care" throughout chapter and updated definition of medical expenses. Updated Exhibit 6-2 Treatment of Family Assets.
- Chapter 6 B., INCOME AND SUBSIDY DETERMINATIONS UNDER HOTMA. Provides HOTMA policies related to income and subsidy determinations and effective upon the HUD established HOTMA compliance date.
- Chapter 7 A., VERIFICATION PRIOR TO HOTMA 102/104 COMPLIANCE DATE. Added new chapter to reflect policies regarding verification that are effective prior to the CDA's HOTMA compliance date. Provides clarification of acceptable forms of verification. Removed language regarding when assistance is included or excluded.

- Chapter 7 B., VERIFICATION UNDER HOTMA. Provides HOTMA policies related to verification and effective upon the HUD established HOTMA compliance date.
- Chapter 9, GENERAL LEASING POLICIES. Added reference to 24 CFR 982.302.
- Chapter 10, MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY. Added policy to further define at time of application.
- Chapter 11 A., REEXAMINATIONS PRIOR TO HOTMA 102/104 COMPLIANCE DATE. Updated policy regarding not approving addition of adult to family or household unless elder, disabled or full-time student per HUD definition.
- Chapter 11 B., REEXAMINATIONS UNDER HOTMA. Provides HOTMA policies related to reexaminations and effective upon the HUD established HOTMA compliance date.
- Chapter 12, TERMINATION OF ASSISTANCE AND TENANCY. Added policy regarding family revocation of consent for the CDA to collect information from financial institutions. Added reference to Chapter 16-IV.B in consideration of circumstances in cases of program abuse.
- Chapter 14, PROGRAM INTEGRITY. In addition to SEMAP, the CDA will employ a variety of methods to detect errors and program abuse, including at each annual or interim reexamination where current information provided by the family will be compared to information provided at the most recent reexamination. Updated the federal award amount that triggers an independent audit from $500,000 to $750,000 per OMB Circular A-133.
- Chapter 15, SPECIAL HOUSING TYPES. For homeownership assistance, expenses may only include amounts allowed by the PHA. Removed policy of PHA not having discretion to exclude any of the listed homeownership expense or to add any additional items.
- Chapter 16, PROGRAM ADMINISTRATION. Updated decisions subject to informal hearing regarding FSS participation ending and reasonable accommodations. Removed policy of CDA only offering participants the opportunity for an informal hearing when required to by applicable federal regulations. Added “order” to a copy of the hearing order must be furnished promptly to the family. Added policy on criminal prosecution for program fraud or abuse. Updated threshold for repayment of debts to amounts over $3,000. Added that the CDA will not enter into a repayment agreement if the CDA, in consultation with HUD and local law enforcement, determine to pursue criminal charges in connection with the conduct and the amounts owed. Updated VAWA information posted on CDA’s website. Updated VAWA forms as Exhibits 16-1 (Form HUD-5380), 16-2 (Form HUD-5381), 16-3 (Form HUD-5382) and 16-4 (Form HUD 5383).

Homeownership Programs

The CDA intends to submit its draft Section 32 Homeownership Plan to HUD as approved by the CDA Board. The plan includes 12 scattered-site, single-family housing units, which would be available for purchase by low-income families. The CDA would use the proceeds of any sale for the provision of low-income housing or to benefit residents of the CDA through modernization or operation of existing public housing; development of public housing; funding of homeownership units; construction, rehabilitation and/or acquisition of dwelling units assisted by funds under Section 8; benefits to the residents of the

CDA (e.g. job training, child care programs, service coordination); leveraging other funds to secure commercial enterprises on-site to serve public housing residents; funding shortfalls or other new allocations of vouchers under Section 8; and other housing assisted under the 1937 Act or benefits to the residents of the CDA, as approved by HUD. Proceeds may be leveraged with other funds so long as net proceeds are used on a pro-rata basis to fund only HUD-approved uses (e.g. low-income housing units). The CDA may also form partnerships with non-profit and private developers to increase the opportunities for affordable homeownership through community efforts that include for-sale affordable and mixed-income housing production.

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.

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 – 2026

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 2025 and 2026 include:

Triangle Site (WI003004) – Taking Shape

The Triangle portfolio contains the following subsidized housing:

Subsidized Housing	Address	Total Dwelling Units
Public Housing (PH)		
Gay Braxton Apartments	604 – 762 Braxton Place	60
	Total PH	**60**
Multifamily Housing (MFH)		
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**
RAD/Section 18 (2025)		
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 2025 and in 2026 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). Once approved by HUD, the CDA will offer existing residents a Project-Based Section 8 Voucher, which will be transferred to the neighboring B2 development as soon as it is completed.

  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.

West Site (WI003003)

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], for the purpose of disposition so that proceeds can be used to fund the development of additional affordable housing in compliance with Notice PIH 2020-23. All existing tenants will be offered an opportunity to purchase the property and to remain in the unit until a replacement unit is identified.

- Baird Fisher - The CDA's Baird Fisher Public Housing development (3-1 D Site) has been identified for possible redevelopment and repositioning. Baird Fisher was constructed in 1965 and faces challenges as it is scattered site housing with antiquated systems and few amenities. Baird Fisher consists of 10 buildings and 26 units situated on three contiguous parcels on the City's South side. Through extensive public input, the City of Madison adopted the South Madison Plan as a supplement to the City's Comprehensive Plan in 2022. The plan contains focus areas which create development opportunities at West Badger Road and South Park Street, including opportunity to create new replacement housing for Baird Fisher. The CDA will evaluate the physical condition and capital needs of sites to determine the most appropriate repositioning approach. Based on this review, the CDA may pursue conversion through RAD or

removal under Section 18, selecting the option that best serves the interests of the CDA and its residents, in compliance with HUD requirements.

- Other Units - The PHA will evaluate the physical condition and capital needs of all other sites to determine the most appropriate repositioning approach. Based on this review, the PHA may pursue conversion through RAD or removal under Section 18, selecting the option that best serves the interests of the CDA and its residents, in compliance with HUD requirements.

East Site (WI003002)

- Truax Park Apartments - 48 units remain at Truax Park Apartments for development under AMP 200. These units were originally former Air Force family housing and are located in multi-story brick/concrete buildings located at 1, 3, 5, 7, 9, 11, 13 and 15 Straubel Court. These units are at the end of their useful life, with no elevator or air conditioning and limited amenities. The units are also not accessible. Therefore, the CDA will pursue a Section 18 application if the CDA can demonstrate the total development cost (TDC) of these units meets HUD's TDC limit. Pursuant to the CDA's Truax Master Plan and Site Development Study, these 48 units, along with 28 units at 1605 – 1671 Wright Street (known as "A" Site) may be repositioned through a Rental Assistance Demonstration (RAD) conversion.

- Other Units - The PHA will evaluate the physical condition and capital needs of all other sites to determine the most appropriate repositioning approach. Based on this review, the PHA may pursue conversion through RAD or removal under Section 18, selecting the option that best serves the interests of the CDA and its residents, in compliance with HUD requirements.

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 (50) 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 MRCDC-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], 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.

CDA Annual PHA Plan – 2026

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 2022 and 2023, 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	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
East Amp 200	94.68%	98.29%	98.64%	97.89%	96.91%	97.33%
West Amp 300	95.68%	95.79%	94.25%	95.82%	95.53%	94.53%
Triangle Amp 400	97.95%	95.68%	93.64%	95.46%	95.50%	96.54%
Truax Phase 1 Amp 500	99.29%	99.82%	99.82%	98.58%	99.47%	98.94%
Truax Phase 2 Amp 600	99.38%	100.00%	100.00%	99.79%	100.00%	100.00%
Truax PBV Units	96.18%	94.10%	99.65%	97.57%	100.00%	91.32%
Parkside	98.35%	97.48%	92.19%	93.40%	91.48%	95.39%
Karabis	99.17%	93.33%	98.75%	94.58%	96.25%	96.25%

In 2023, the CDA dispositioned four vacant units of Public Housing at Theresa Terrace through Section 18 disposition. The units were functionally obsolete and located in a neighborhood with concentrations of poverty. The CDA sold the units to the CDA's non-profit, Madison Revitalization and Community Development Corporation (MRCDC). The MRCDC completed the demolition and building of two new buildings on the existing site, adding two additional units of affordable housing as a strategy to create quality, low-income housing for residents in the existing neighborhood.

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. The first phase of redevelopment (B1) intends to replace Brittingham Apartments. In 2024, the CDA was a successful applicant in HUD's Rental Assistance Demonstration (RAD) program and received a CHAP for Brittingham Apartments. The CDA also received $23,239,280 in federal low-income housing tax credits and $7,200,000 in State Tax Credits for B1 for the construction of a 164-unit affordable housing building to replace Brittingham Apartments. Ground breaking began in 2025 and the new building is expected to be completed in 2027.

The new Gay Braxton Apartments are expected to be part of the second phase (B2) of "Taking Shape." The project plan is to build first and then move residents from the existing Gay Braxton property. A newly constructed building will include 60 units to replace the current Gay Braxton Apartments and will be delivered on open space created by the demolition of the Brittingham Apartments. 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. The CDA will be submitting a low-income housing tax credit application in 2025 as part of the new construction of Gay Braxton.

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
69	Emergency Housing Voucher	7/01/2021	2,100
32	CDA Scattered Site Tenant Protection Voucher	12/20/2021	2,132
5	Veterans Affairs Supportive Housing	1/13/2022	2,137
23	Fair Share HCV	9/28/2022	2,160
10	Stability Voucher	4/17/2023	2,170

CDA Voucher totals are reflected by HUD as follows:

Section 8 Units available under Annual Contributions Contract (excluding Emergency Housing and Mainstream): 2,042

Total Special Purpose Vouchers: 373

- Family Unification 100
- Mainstream 59
- Veterans Affairs Supportive Housing 214

Total Emergency Housing Vouchers: 69

Total Vouchers: 2,170

The CDA is authorized to administer up to 100 percent of its authorized 2,101 vouchers. This excludes 69 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**
12/31/2020	87.97%	90.90%
12/31/2021	86.95%	88.17%
12/31/2022	85.34%	85.94%
12/31/2023	85.61%	86.88%
12/31/2024	85.69%	91.43%
As of June 30, 2025	84.79%	89.91%

Although the CDA may lease up to 2,101 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		
	Budget Authority	**Housing Assistance 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%
As of June 30, 2025	$21,581,442	$10,426,580	97%

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, the Mainstream program and the Emergency Housing Voucher Program (EHV):

- 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					
Year 2020	**Year 2021**	**Year 2022**	**Year 2023**	**Year 2024**	**As of June 30, 2025**
74%	85%	84%	74%	66%	63%

- 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 214 VASH vouchers for utilization and maintains the following average VASH voucher utilization rates:

Section 8 Veterans Affairs Supportive Housing (VASH) Program Utilization					
Year 2020	**Year 2021**	**Year 2022**	**Year 2023**	**Year 2024**	**As of June 30, 2025**
79%	83%	84%	88%	87%	90%

- 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**	**As of June 30, 2025**
75%	95%	90%

- 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. The CDA's EHV program is currently over-utilized as allowed by HUD and due to being under-utilized with less housing assistance issued in the first year of EHV administration:

Section 8 Emergency Housing Vouchers Utilization		
Year 2023	**Year 2024**	**As of June 30, 2025**
68%	94%	87%

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 234 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
	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	Revival Ridge	Neighborhood revitalization	36
2010	Burr Oaks	Senior affordable housing	30
	Truax Park	Truax Park Redevelopment Phase 1	24
2014	Pinney Lane	For Persons with Disabilities	8
	Porchlight at Truax	Truax Park Development Phase 2	8
	Enso	Permanent supportive housing for homeless individuals	27
	Ridgecrest	Private redevelopment of distressed affordable housing	8
2015	Amphora	Permanent supportive housing for homeless families	20
2022	MRCDC	Formerly Public Housing Units	32
		TOTAL	**234**

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. The CDA's last adjustment to its payment standards was in 2023 as was necessary to be within the basic range of the FMR. Since 2024, the CDA has determined that the payment standards should remain unchanged:

CDA Housing Choice Voucher Program Payment Standards					
CDA Payment Standard	**Efficiency**	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
Effective January 1, 2020 (95% of HUD FMR)	$818	$964	$1,127	$1,635	$1,972
Effective July 1, 2021 (100% of HUD FMR)	$889	$1,039	$1,211	$1,641	$1,965
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

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 36 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 strives to achieve HUD Physical Assessment Subsystem (PASS) scores of no less than 40 points for its Public and Multifamily Housing properties. The purpose of the PASS is to determine whether public housing units are decent, safe, sanitary and in good repair, and to determine the level to which CDA public housing is being maintained in accordance with housing condition standards. Physical inspections are conducted each year by independent, HUD-contracted inspectors in accordance with HUD standards. In 2023, HUD published the National Standards for the Physical Inspection of Real Estate (NSPIRE) Rule, which provides a new inspection model. Prior to NSPIRE, HUD required Uniform Physical Condition Standards (UPCS). NPSIRE brings a new scoring system and intends to reflect the health and safety implications of identified deficiencies more accurately. The assessment of each CDA development involves inspection areas of site, building exterior, building systems, common areas, and dwelling units. NSPRE involves a 0 – 100 point scale. Scores for active NSPIRE inspections at CDA Public Housing are as follows:

Physical Assessment Subsystem - NSPIRE Scores * Awaiting NSPIRE Inspection		
	2024	**2025**
East Site	49	83
West Site	93	*
Triangle Site	No Inspection	90
Truax Phase 1	96	*
Truax Phase 2	79	*

The CDA continues to participate in the Madison Gas & Electric (MGE) Shared Solar program, which allows the CDA to reserve a portion of the electricity produced from Share Solar arrays with a stable electric rate over a 25-year time period. The CDA entered into a Memorandum of Understanding with RENEW Wisconsin, Inc. who paid the CDA's share of up-front participation fees. Participation in the Shared Solar Program will allow the CDA to offer the benefits of cost-effective, locally generated solar energy to the residents of Romnes and Karabis Apartments without installing solar on the property.

As part of 2023 congressional appropriations, the City of Madison received $1,500,000 for a 440kW roof-mounted solar panel system to be installed at the CDA's East Site Truax Park complex. This system will provide direct and indirect benefit to CDA tenants, CDA operations, and the neighboring community center. Installation of the solar panel system is expected to be completed in the fall of 2025. The CDA will also apply for a Public Housing rate reduction incentive as provided by HUD.

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:

Designated non-dwelling units provide space as approved by HUD for resident self-sufficiency activities and other activities, as well as for CDA property management office space. Currently, the CDA is utilizing non-dwelling unit space for residents services provided by Dane County Human Services Joining Forces for Families, Truax Neighborhood Association, ROSS Grant Coordinators, Mentoring Positives, Triangle Health & Resource Center, Triangle Ministry, and Edgewood College Nursing Students.

Two (2) HUD Multifamily Housing Service Coordinator grants continue to be administered by the CDA and provide for two (2) Resident Service Coordinators at the CDA's Triangle Site. The Resident Service Coordinators assess the needs of elderly and disabled residents and coordinate available supportive services to improve living conditions, so that those residents can continue to live in place, independently. A Tenant Social Services Coordinator also provides crisis intervention, community agency liaison and referral, and direct services to CDA Triangle residents, including short-term case management, assistance and information on inter-personal problem resolution, and safety education. A Public Housing funded Tenant Services Aide also provides services to Public Housing tenants at the CDA's West Site.

The CDA continues to maintain its public safety and security program at its Public Housing and Multifamily Housing properties, which includes a professional security contract in place for on-site security services.

Public Housing utility allowances are reviewed annually and updated as necessary per HUD requirements to ensure the allowances accurately reflect reasonable consumption based on current rates, adjusting for significant increases. Reviewing utility allowances benefits tenants be ensuring their rent remains affordable by reflecting current utility costs, which helps them cover other necessities.

The CDA Resident Advisory Board (RAB) continued to meet at least once each year to review the CDA's Annual Plan and Capital Funds Plans. The Truax Neighborhood Association (TNA) continues to meet quarterly each year.

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:

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	4	6	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 2020	**Year 2021**	**Year 2022**	**Year 2023**	**Year 2024**	**As of June 30, 2025**
1	0	2	1	3	1

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. The policies are routinely reviewed, and the cost allocation policy was updated in 2024. 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 2024 final scores not available at this Annual Report submission:

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

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.

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
As of June 30, 2025	104	26

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 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*

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.

CDA Annual PHA Plan – 2026

C.1 (b) Resident Advisory Board Comments

CDA Resident Advisory Board (RAB) Meeting

September 30, 2025

RAB Members Present: DeWayne Gray, Betsy Johnson, and Lisa Krosinski

CDA Staff Present: Lauren Andersen, Lisa Daniels, Chad Ruppel, and Sadie Villegas

Introduction

CDA Staff provided an overview of the housing inventory within the housing authority, redevelopment authority, and the CDA's non-profit entity, Madison Revitalization and Community Development Corporation (MRCDC), along with CDA's waiting list numbers.

2025 PHA Annual Plan

CDA Staff provided an overview of the Annual Plan for the year 2026, including housing needs for the City of Madison, the delay of implementation of HOTMA 102 and 104, and new activities including Triangle Taking Shape B2 and B3, disposition of Gay Braxton and 12 single family homes, and the Park Badger project.

The CDA also provided the RAB with Information on new communication efforts through *CDA Community Connect* and resident volunteer opportunities through Madison Parks Alive. A future RAB meeting will be established to discuss 2026 Capital Fund Program plans, and feedback was obtained from the RAB on what communication works best for them.

The CDA also provides additional response information below for insertion in the PHA Plan. RAB comments and CDA responses are as follows:

1. **Are the HOTMA delays good or bad?**

   CDA Response: The Department of Housing and Urban Development (HUD) has delayed some of the HOTMA requirements because HUD systems have not been updated yet. The delay benefits CDA residents, but the delayed implementation also creates administrative burdens for the CDA.

2. **The HOTMA changes are overwhelming. Until this is something that is more than an idea, can you address HOTMA at a later point?**

   CDA Response: The delay in HOTMA implementation creates two versions of certain chapters in CDA policy documents. Newly created versions A and B allow everyone to see both the current policies and the policies related to HOTMA at implementation. For the Section 8 Administrative Plan, Chapters 6, 7 and 11 have two versions; and for the Public Housing Admissions and Continued Occupancy Policy, Chapters 6, 7, and 9 are also affected.

3. **Will HOTMA changes take place at annual recertifications?**

   CDA Response: HUD continues to change the implementation date and has done so many times. Each time a HUD deadline gets close, HUD adjusts the implementation deadline. As of today, the implementation date is January 1, 2026. CDA believes this date to be unlikely, and no other dates have been made available. HUD requires the CDA to post the information ahead of time and the CDA needs time to get the information out to residents and cover both paths forward for now. When HUD moves forward and the CDA has a firm date, we can dig in and explain the changes and let residents know. There will be a lot more communication and we will re-review the information with residents.

4. **Will Taking Shape B2 include Karabis?**

   CDA Response: Yes, the strategy is to relocate the residents of Gay Braxton, Karabis, and Parkside to the newly constructed building in Phase 2. Residents receive relocation and the same rent principles apply.

5. **What happens with the townhouses at Parkside?**

   CDA Response: All the rest of the Triangle units are included in Phase 2, including the Parkside townhomes.

6. **Virtual meetings work better for RAB members because of weather and physical barriers, but in-person would be nice too. 5 pm is a good time for the meetings. Have you thought about planning a yearly get-together?**

   CDA Response: The CDA can work on creating more meetings, including virtual and in-person.

7. **The RAB would like to know more about what is being presented here today, and how to voice community concerns.**

   CDA Response: The CDA can work to make community concerns a standing agenda item and provide more information on what is being presented here today.

8. **Is the big plan to go to 1,200 units at the Triangle?**

   CDA Response: There is a 10-year plan with a separate cycle for each time the CDA develops a new building. Brittingham is to be replaced first. The goal is to replace existing units over a 10-year period. We have an idea based on what we are allowed to due through city zoning. However, there is no distinct time to add more units.

9. **There are concerns about stuffing so many people into one small area at the Triangle. Will there be more opportunities for resident feedback?**

   CDA Response: The development plans for the Triangle reflect what is allowed under the neighborhood plan and city zoning. It also reflects the tremendous need in Madison for additional housing units. The plan includes a mixture of incomes as the CDA does not have the federal subsidy for the units beyond the replacement units.

   Additional CDA Response: This is a long-term plan that will continue to evolve over time with the input of neighborhood residents and policy makers. CDA is committed to maintaining a sense of community for our residents and will not take steps to increase density in our properties without significant resident feedback and consultation.

10. **There was a healthy balance of elderly and disabled residents. Now, there is a heavy number of young people who are drug users and there is a lot of traffic within the buildings. The buildings are also supposed to be smoke free, and many residents have asthma. Note Cabrini Green's mixed development. The RAB understands the CDA does not have instant answers, but this is a concern.**

    CDA Response: There will be lots of opportunities for input with broader plans.

    Additional CDA Response: CDA will continue to enforce rules against drug use and smoking in our properties. Residents are encouraged to speak to local property managers if they have concerns over rule enforcement.

11. **As CDA continues to build safer housing, what can be done to address the infestations of bugs and pests? How can the CDA help the residents in dealing with this environmental problem going on at the Triangle buildings? What can be done prior to the situation getting worse?**

    CDA Response: Staff are working hard on the issue and the CDA can work to provide more updates and with a schedule for the RAB.

    Additional CDA Response: CDA is aware of the pest concerns at the Triangle and is working to bring in additional contract resources as well as providing educational programming and information to residents regarding how to prevent pests in their homes. We are also developing a long-term plan to avoid these problems in the future.

12. **The infestations are not entirely a CDA issue. It is about getting resources and having trained people come in to address these issues. The problem is bigger than the employees. There is only one guy who is coming in. Is it a budget issue?**

    CDA Response: The CDA is aware of the issue and would be happy to keep following up on this. It is a hot topic and CDA is trying to get on top of it.

13. **Our hearts go out to the CDA, and we appreciate that the CDA is building a new building for the residents, but the infestations are a legitimate issue, and we are in crises mode.**

    CDA Response: The CDA will add resident concerns to the agenda and look to hold an in-person event in the summer. RAB members may also reach out directly to Chad Ruppel, CDA Director.

CDA Annual PHA Plan – 2026

C.4 Public Comments

Notice of Possible Quorum of the Community Development Authority - Housing Operations Public Hearing - October 6, 2025

Monday, October 6, 2025
4:30pm

Location
This meeting is being held in person.

Madison Municipal Building - Room 204
215 Martin Luther King, Jr., Boulevard, Room 215 Martin Luther King, Jr., Boulevard
Madison, WI 53703

Agenda & Minutes
Agenda *PDF*

Interpretation & Accommodations
Please contact us if you need interpretation, translation, or accommodations. You can email cdaboard@cityofmadison.com, or go to the meeting's agenda *PDF* to find a phone number.

CDA Public Hearing

CDA Staff Present: Lauren Andersen, Lisa Daniels, Chad Ruppel, Sadie Villegas

Public Comment:

1. Kelly Lovelace has been a resident at Truax for five (5) years. Kelly suggests the CDA provides safe sidewalks at Truax. At 3534 Straubel the sidewalk ends at a driveway. There are no other sidewalks. Kelly has to travel in the roadway and there is an additional blind corner to deal with. There is also an elephant path at the property that is not ADA compliant for safe passage. Kelly recommends that Capital funds be used to travel safely out of the roadway and for multiple walking paths. The path currently holds a sign that says, “Motor Driven Vehicles Prohibited.” The path has huge holes and ruts, and it is not walkable. Kelly suggests that Capital Funds be used to pave the path so that wheelchair users can access it.

   CDA Response: The CDA will look to ensure that sidewalks and paths are accessible and determine where additional sidewalks may be implemented to improve safety and ensure ADA compliance.

Where feasible, the CDA will look at possible funding opportunities and will notify the CDA Capital Fund Program (CFP) Manager as such improvements may be suitable for CFP funding.

2. Kelly Lovelace is working with the East Madison Community Center (EMCC) to expand their garden to make it accessible. EMCC has a suggested space, but that space is the current construction area for CDA's solar project. Kelly suggests the CDA pave that area to provide accessibility to the garden at EMCC. This would be the first garden of its kind in Madison and in Dane County and could be used to teach gardening to adults and children.

   CDA Response: The CDA will look into this suggestion, as community gardens are a public health benefit and the garden at EMCC is an important element in the community.

3. Bridget Rodgers, Joining Forces for Families, provided the following public comment:

   Dear CDA,

   Thank you for this opportunity to submit public comment regarding the ACOP and Administrative Plan. I very much appreciate the work of CDA and recognize the valuable services it provides to our community. Based upon my role as a JFF worker located within CDA Public Housing, I have a unique opportunity to see firsthand how policies have a direct impact on ability to access affordable housing in our community as well as the tremendous benefits of affordable housing. Below is specific feedback related to the ACOP and the Administrative Plan that is based in my 16 years supporting residents through the public housing and section 8 processes.

   Under ACOP Section 3-III.E. CRITERIA FOR DECIDING TO DENY ADMISSION, CDA policy permits arrest records to be used as a reason for denial. This standard unfairly impacts our local and long-term residents as police reports are not able to be pulled from all municipalities in the nation. Utilization of police contact and arrest records through obtaining MPD records is problematic and should be eliminated. This is a particularly troubling aspect of the ACOP and Admin Plan given the disproportionally high levels of contact that racial minorities have with the police when compared with their white counterparts. In addition, utilization of police contact and arrest as an indication of criminal conduct when they are not convicted through the legal system is in violation of their presumption of innocence prior to conviction. When the activity does not rise to the level of criminal charges based upon the evidence, it seems excessive for CDA to use that activity as sufficient evidence to withhold opportunity for housing.

   In the ACOP, the policy states "The CDA will review PHA and landlord references for the past two years. The CDA may obtain records prior to the last 24 months, if needed to obtain a minimum of 24 months of rental history." How this policy plays out for some people is perpetuating continued homelessness by not permitting the person to move past a previous mistake/issue. Based upon how this is written, if someone had a negative rental reference from 10 years ago and has not been able to obtain housing since then, CDA can and does use the negative rental reference from 10 years ago as the basis for a denial.

In Page 3-32 of the ACOP, it states "The CDA will gather information about current and past performance in meeting rental obligations such as rent payment record, late payment record, whether the PHA/landlord ever began or completed lease termination for noncompliance, and whether utilities were ever disconnected in the unit." A main purpose of public housing is to provide affordable housing to residents who are low income and not able to afford market housing. The way the current ACOP tenant screening is written means that someone that has done nothing wrong except be unable to afford housing would denied from being able to access public housing since they couldn't meet their previous financial obligations, often simply due to poverty. The very reason they need public housing (POVERTY) is the reason many applicants are denied access to public housing. This is exacerbated by the fact there are long waitlists to obtain public housing, meaning individuals and families have had to (when provided the option) rent far beyond their financial means while waiting to obtain public housing.

As part of the ACOP and Administrative plan, applicants are required to produce an unexpired ID. An expired ID proves identity as well as an unexpired ID, thus making the need for an unexpired ID an additional and unnecessary barrier that includes a financial cost.

The ACOP states: The PHA determines that any household member is currently engaged in the use of illegal drugs. Drug means a controlled substance as defined in section 102 of the Controlled Substances Act [21 U.S.C. 802]. Currently engaged in the illegal use of a drug means a person has engaged in the behavior recently enough to justify a reasonable belief that there is continuing illegal drug use by a household member [24 CFR 960.205(b)(1)]. … It then proceeds to state CDA policy as: Pattern of use of drugs or abuse of alcohol is defined as more than one incident on or off the premises during the previous 24 months. In determining reasonable cause, the CDA will consider all credible evidence, including but not limited to, any record of convictions, arrests, police contacts, civil ordinance violations, or evictions of household members related to the use of illegal drugs or the abuse of alcohol.

The CDA policy is not only significantly stricter than the HUD required language, it merges alcohol concerns with illegal drugs. Given that alcohol is legal, merging these two concerns is problematic. Abuse of alcohol, while concerning, is not illegal and should not be included in the same policy as illegal drugs. Abuse of alcohol, while concerning, also does not necessarily mean that behavior "may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents." This policy seems to be excessively punitive on this topic especially given that the policy permits off property incidents to be used to deny admission. Since police contact is sufficient to deny, and given well established disproportionality in police contact by race, this policy is especially burdensome to both persons of color and longer term Madison residents (since police reports where there are no charges brought are only obtained locally).

The Administrative Plan states CDA Policy In-person briefings will generally be conducted in group meetings. At the family's written request, the CDA may provide an individual briefing. This policy to accommodate an individual meeting has not been followed or permitted, and as a result clients are forced to wait until the following month to attend the once-a-month briefing. I would request the

language be amended to “At the family’s written request, the CDA should provide an individual briefing”

The Administrative Plan states The CDA will conduct remote briefings via a video conferencing platform when available. This option has not been offered to clients even when transportation and childcare barriers exist. Given that children are not allowed at the briefing, providing a remote option would be better for clients that are not able to attend due to transportation or childcare barriers. As a result, I would request the policy language be strengthened to ensure new voucher holders are provided this option. It would reduce barriers and reduce the time from voucher approval to voucher issuance.

The Administrative Plan states The initial voucher term will be 60 calendar days. This is not sufficient time in most instances due to low vacancy rates in our community and the length of time many properties to screen applicants. This is particularly true in screening for Section 42 units, which are a common place that Section 8 voucher holders would apply due to the congruence with voucher limits and payment standards. Consideration should be given to adjusting the Administrative Plan to provide 90 days at initial voucher issuance with extensions being requested after the initial 90 days.

The Administrative Plan states If an applicant family’s voucher term or extension expires before the family has submitted a Request for Tenancy Approval (RTA), the CDA will require the family to reapply for assistance. If an RTA that was submitted prior to the expiration date of the voucher is subsequently disapproved by the CDA (after the voucher term has expired), the family will be required to reapply for assistance. Within 10 business days after the expiration of the voucher term or any extension, the CDA will notify the family in writing that the voucher term has expired and that the family must reapply in order to be placed on the waiting list. There are very few available larger sized units, in particular 4 or 5 bedroom, in the Madison and Dane County area that are under the voucher limits. Extensions should be permitted to extend past the established timeframes within the ACOP when a voucher holder can demonstrate they have been actively searching for a new unit. The current ACOP policy has led to people losing vouchers for failure to be approved for a unit within the established timeframes, not as the result of lack of effort or other barriers, but due to the low stock. Voucher holders should be provided sufficient and ample time to find units within our community and this current policy does not permit that. The need to provide much more time for housing search is especially important since currently there is no specific group that provides housing search assistance to the vast majority of Section 8 voucher holders.

The Administrative Plan states The CDA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. It also states: The owner must notify the CDA in writing (mail, fax, or e-mail) within 5 business days of learning about any vacancy or expected vacancy. After receiving such notice, the CDA will make every reasonable effort to refer families from the waiting list for the project to the owner within 10 business days. Despite this being the policy, the CDA is neither establishing nor managing the waitlists for most (if not all) of the properties. The individual properties are determining their own waitlist process and sending their selected applicant to CDA to process the applications. Many landlords provide no preference option or established criteria for who is prioritized from their internal waitlist, in the event that one is even

established. In addition, there is no list provided to the community of the location of the PBV sites so even if someone wanted to go to each process to get on the lists, they wouldn't know where to go. CDA needs to adjust the Administrative Plan to reflect the current CDA practices so there is congruence between the policy and the practices of PBV waitlists in order to promote consistency and transparency.

The ACOP states regarding an interim reexamination If the family share of the rent is to increase: The increase generally will be effective on the first of the month following 30 days' notice to the family. Current CDA practice is if a person has a decrease that they have control over, CDA will have them wait for 60 days to see if that income is replaced with any other income source. If at the end of the 60 day waiting period the overall income is decreased, CDA will process a change retroactive to the first of the month after the change was reported. If this practice is to be continued, it should be adopted within the ACOP to ensure landlrods and residents alike are aware of expectations regarding timing of the adjusted HAP payments.

Thank you for your work in supporting access to affordable housing and to your commitment to continuous improvement of policies and systems that govern public housing and Section 8.

CDA Response: The CDA appreciates this detailed feedback. Given the extensive comments and the short turnaround for HUD's Annual Plan requirements, we cannot address all of these comments here. However, we would like to look into the requested changes on the programs we administer to meet the evolving needs of our community. CDA staff will follow up with this submitter and will commit to a review of our ACOP and Administrative Plan in 2026, per these suggested changes.

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Madison Community Development Authority

PHA Number: WI003

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	BJARNES ROMNES APARTMENTS (WI003000300)	$584,478.48	$1,015,954.32	$729,303.09	$629,303.09	$629,303.09
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)	$706,259.77	$416,297.09	$385,235.94	$581,873.94	$581,873.94
	TRUAX PARK APARTMENTS LLC (WI003000500)	$157,579.97	$165,416.23	$226,326.79	$176,326.79	$176,326.79
	SCATTERED SITE (WI003000200)	$556,411.59	$562,297.02	$665,688.81	$669,050.81	$669,050.81
	TRUAX PHASE II (WI003000600)	$191,913.19	$36,678.34	$190,088.37	$140,088.37	$140,088.37
	AUTHORITY-WIDE	$230,092.00	$230,092.00	$230,092.00	$230,092.00	$230,092.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			$584,478.48
ID0000577	AMP 300 OPERATIONS * 2025(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$132,796.00
ID0000584	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
ID0000590	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
ID0000594	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
ID0000599	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
ID0000604	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		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		LABOR		
ID0000606	AMP 300 Boiler Replacment Romnes (Non-Dwelling Interior (1480)-Mechanical)	Replace older boilers (Parts are harder to find) with new energy efficient boilers. * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		$80,000.00
ID0000717	AMP 300 Energy efficicent coin operated washers/dryers (Dwelling Unit-Interior (1480)-Appliances)	Replace aged coin operated Washer/Dryer with energy efficient coin operated washers/dryers for Romnes (total of 5 washers/5 dryers)		$15,000.00
ID0000718	AMP 300 Energy efficient refrigerators and ranges (Dwelling Unit-Interior (1480)-Appliances)	Replace old non-energy efficient refrigerators and ranges with energy efficient refrigerators and ranges. Approx 15 each per year.		$15,000.00
ID0000719	AMP 300 Low flow toilet replacement project (Dwelling Unit-Interior (1480)-Commodes)	Replace older non water conserving toilets with low flow water conserving toilets. Approx 25 toilets per year.		$15,000.00
ID0000720	AMP 300 Greenway parking lot replacment(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)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Greenway parking lot replacement to include cement dumpster pad. Replacement will require excavation and exposing soils which could be subject to erosion, the sediment and erosion will be controlled by sitt fences, berms, straw bales, and temporary sediment-control traps. The disposal of asphalt paving materials or soils contaminated with hydrocarbons will be accomplished in a manner which complies with federal and state regulations. *NO FORCE LABOR*		$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000721	AMP 300 Concrete flat work Chester (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Concrete flat work around Chester property.		$15,000.00
ID0000722	AMP 300 Update Romnes common area kitchen(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens)	Update Romnes common area kitchen, cabinets falling apart, sinks need to be replaced, 2 small ranges, 2 small fridges.		$15,000.00
ID0000723	AMP 300 Roof Replacment Catalpas/Sequoia(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace past life expectancy roof at Catalpas/Sequoia.		$20,000.00
ID0000731	AMP 300 Baird/Fisher window replacement(Dwelling Unit-Exterior (1480)-Windows)	Baird/Fisher window replacement		$20,000.00
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			$706,259.77
ID0000578	AMP 400 OPERATIONS (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$100,494.00
ID0000585	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000600	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		$100,000.00
ID0000724	AMP 400 RAD (1503)(RAD (1503))	RAD (1503)		$500,000.00
	TRUAX PARK APARTMENTS LLC (WI003000500)			$157,579.97
ID0000579	AMP 500 OPERATIONS(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$32,302.00
ID0000586	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
ID0000592	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
ID0000596	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000601	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
ID0000605	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		$27,886.97
ID0000732	AMP 500 INTERIOR/EXTERIOR LIGHTING UPGRADE (Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting)	INTERIOR/EXTERIOR LIGHTING UPGRADE Phase 1 hallways		$20,000.00
ID0000733	AMP 500 Add security cameras at TP1(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add security cameras around Truax Phase 1		$15,000.00
	SCATTERED SITE (WI003000200)			$556,411.59

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000580	AMP 200 OPERATIONS(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$75,370.00
ID0000582	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
ID0000583	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
ID0000589	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
ID0000598	AMP 200 ON DEMAND (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	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		$84,974.32
ID0000603	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		$83,881.82

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000607	AMP 200 A Site Road Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	AMP 200 Replace CDA owned main road to buildings and parking lots. * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		$100,000.00
ID0000725	AMP 200 Security Cameras (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security cameras for Webb/Rethke blind spots 3101-3115 Webb & 402-416 Rethke also to include or A-site, B-site properties		$20,000.00
ID0000726	AMP 200 light concrete work(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	light concrete work around amp 200 (A-site, B-site, Tenney, Willy)		$20,000.00
ID0000727	AMP 200 Asphalt maintenance shop parking lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Signage)	Asphalt maintenance shops dirt parking lot due to large pot holes and unsafe conditions		$50,000.00
ID0000728	AMP 200 grading at A-site and B-site due to water getting into building(Dwelling Unit-Site Work (1480)-Landscape)	Grading project around all buildings at A-site and B-site due to water getting into building and damaging basement walls		$40,000.00
ID0000729	AMP 200 200-250 10-year(sealed) smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Dwelling Unit-Interior (1480)-Other)	200-250 10-year(sealed) smoke detectors to correct inspire requirements.		$10,000.00
ID0000730	AMP 200 INTERIOR/EXTERIOR LIGHTING UPGRADE(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting)	amp 200 INTERIOR/EXTERIOR LIGHTING UPGRADE including all hallways.		$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			$191,913.19
ID0000581	AMP 600 OPERATIONS (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$17,945.00
ID0000587	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
ID0000593	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
ID0000597	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		$22,330.53
ID0000602	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		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000734	AMP 600 Add security cameras (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add security cameras around the Phase 2 properties for security		$20,000.00
ID0000735	AMP 600 PROGRAMMATIC FLOORING Replacment(Non-Dwelling Interior (1480)-Common Area Flooring)	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		$29,327.42
	AUTHORITY-WIDE (NAWASD)			$230,092.00
ID0000588	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		$230,092.00
	Subtotal of Estimated Cost			$2,426,735.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			$1,015,954.32
ID0000608	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$170,268.00
ID0000614	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
ID0000621	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
ID0000626	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		$216,729.23
ID0000630	AMP 300 EXTERIOR LIGHTING UPGRADES (Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		$29,162.94
ID0000631	AMP 300 EXTERIOR LIGHTING UPGRADES * (Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		$29,162.94

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000634	AMP 300 NON-DWELLING EQUIPMENT (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	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
ID0000639	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		$100,000.00
ID0000643	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		$60,000.00
ID0000645	AMP 300 Camera and equipment upgrade(Non-Dwelling Interior (1480)-Security)	AMP 300 Upgrade old cameras and associated equipment throughout properties with new. Also adding new cameras to blind locations in the building. * 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		$100,000.00
ID0000646	AMP 300 WINDOW REPLACMENT(Dwelling Unit-Exterior (1480)-Windows)	Romnes - Replace half the windows/frames with new. Replace with high efficiency windows. * 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		$142,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		LABOR		
ID0000647	AMP 300 SIDING REPLACMENT(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	AMP 300 Romnes - Remove and replace siding and soffits. Replace with new efficient siding and soffit. * 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		$142,637.00
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			$416,297.09
ID0000609	AMP 400 OPERATIONS (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$128,851.00
ID0000616	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
ID0000622	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		$5,803.92

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000627	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		$113,621.50
ID0000635	AMP 400 NON-DWELLING EQUIPMENT (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	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
ID0000640	AMP 400 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)-Mechanical)	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		$40,000.00
ID0000649	AMP 400 AIR MAKE UP UNIT REPLACMENT(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	AMP 400 REPLACE CENTRAL AIR MAKE UP UNIT FOR 755 * 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		$35,000.00
ID0000650	AMP 400 SIDING AND SOFFIT REPLACMENT(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	AMP 400 REPLACE DEGREGATED WOOD SIDING AND WOOD SOFFIT * 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		$60,000.00
ID0000651	AMP 400 REPLACE BATHROOM VENTALATION(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 755 REPLACE OUT DATED BATHROOM VENTILATION WITH NEW. * 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		$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR		
	TRUAX PARK APARTMENTS LLC (WI003000500)			$165,416.23
ID0000610	AMP 500 OPERATIONS (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$41,416.00
ID0000617	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
ID0000623	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		$1,228.76
ID0000628	AMP 500 ON DEMAND (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	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		$30,000.00
ID0000629	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		$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
ID0000636	AMP 500 NON-DWELLING EQUIPMENT (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 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		$1,535.95
ID0000641	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		$10,000.00
ID0000648	AMP 500 CONCRETE SIDWALK REPLACMENT(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	AMP 500 - Replace damaged and heaved concrete sidewalk. In conjunction with REAC inspection		$50,000.00
	SCATTERED SITE (WI003000200)			$562,297.02
ID0000611	AMP 200 OPERATIONS *(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$96,638.00
ID0000613	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000615	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 RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		$100,000.00
ID0000620	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
ID0000625	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		$150,553.00
ID0000633	AMP 200 NON-DWELLING EQUIPMENT (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	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
ID0000638	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		$90,546.00
ID0000652	AMP 200 FIRE PANEL AND INTERCOM REPLACMENT(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	REPLACE FIRE PANELS AND INTERCOM SYSTEMS IN AMP 200 PROPERTIES		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			$36,678.34
ID0000612	AMP 600 OPERATIONS (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$23,009.00
ID0000618	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
ID0000624	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
ID0000632	AMP 600 EXTERIOR LIGHTING UPGRADES (Dwelling Unit-Site Work (1480)-Lighting)	AMP 600 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		$2,012.00
ID0000637	AMP 600 NON-DWELLING EQUIPMENT (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	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
ID0000642	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		$4,124.53

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000644	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
	AUTHORITY-WIDE (NAWASD)			$230,092.00
ID0000619	CAPITAL FUND ADMINISTRATION (Administration (1410)-Sundry,Administration (1410)-Salaries)	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		$230,092.00
	Subtotal of Estimated Cost			$2,426,735.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			$665,688.81
ID0000653	AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$96,638.00
ID0000666	AMP 200 OPERATIONS (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$98,341.00
ID0000667	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
ID0000668	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
ID0000669	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
ID0000670	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		$178,550.04

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000671	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
	BJARNES ROMNES APARTMENTS (WI003000300)			$729,303.09
ID0000654	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$173,268.00
ID0000655	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
ID0000656	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
ID0000657	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000658	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
ID0000659	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		$334,295.82
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			$385,235.94
ID0000660	AMP 400 OPERATIONS (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$131,122.00
ID0000661	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000662	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
ID0000663	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
ID0000664	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		$201,404.82
	AUTHORITY-WIDE (NAWASD)			$230,092.00
ID0000665	CAPITAL FUND PROGRAM FEE (Administration (1410)-Sundry,Administration (1410)-Salaries)	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		$230,092.00
	TRUAX PARK APARTMENTS LLC (WI003000500)			$226,326.79

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000672	AMP 500 OPERATIONS (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$42,146.00
ID0000673	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		$1,235.52
ID0000674	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
ID0000675	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
ID0000676	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
ID0000677	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		$144,540.32

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			$190,088.37
ID0000678	AMP 600 OPERATIONS (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$23,415.00
ID0000679	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
ID0000680	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
ID0000681	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
ID0000682	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
ID0000683	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		$138,545.57

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
	Subtotal of Estimated Cost			$2,426,735.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			$140,088.37
ID0000684	AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$23,415.00
ID0000685	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
ID0000686	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
ID0000687	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
ID0000688	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
ID0000689	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
	TRUAX PARK APARTMENTS LLC (WI003000500)			$176,326.79
ID0000690	AMP 500 OPERATIONS * (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$42,146.00
ID0000691	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
ID0000692	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
ID0000693	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
ID0000694	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000695	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
	SCATTERED SITE (WI003000200)			$669,050.81
ID0000696	AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$98,341.00
ID0000697	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
ID0000698	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
ID0000699	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000700	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
ID0000701	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
	AUTHORITY-WIDE (NAWASD)			$230,092.00
ID0000704	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		$230,092.00
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			$581,873.94

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Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000705	AMP 400 OPERATIONS * (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$131,122.00
ID0000706	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
ID0000707	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
ID0000708	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
ID0000709	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
ID0000710	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

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Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			$629,303.09
ID0000711	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$173,268.00
ID0000712	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
ID0000713	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
ID0000714	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
ID0000715	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
ID0000716	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 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
	Subtotal of Estimated Cost			$2,426,735.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			$629,303.09
ID0000736	AMP 300 OPERATIONS (Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$173,268.00
ID0000737	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
ID0000738	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
ID0000739	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
ID0000740	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
ID0000741	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 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
	BRITTINGHAM-GAY BRAXTON APARTMENTS (WI003000400)			$581,873.94
ID0000742	AMP 400 OPERATIONS * (Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$131,122.00
ID0000743	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
ID0000744	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
ID0000745	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
ID0000746	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		$198,042.82

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ENCOUNTERED * NO FORCE LABOR		
ID0000747	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
	SCATTERED SITE (WI003000200)			$669,050.81
ID0000748	AMP 200 OPERATIONS * (Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$98,341.00
ID0000749	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
ID0000750	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
ID0000751	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000752	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
ID0000753	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 (WI003000500)			$176,326.79
ID0000754	AMP 500 OPERATIONS * (Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$42,146.00
ID0000755	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000756	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
ID0000757	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
ID0000758	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
ID0000759	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)			$140,088.37
ID0000760	AMP 600 OPERATIONS * (Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		$23,415.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000761	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
ID0000762	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
ID0000763	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
ID0000764	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
ID0000765	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		$88,545.57
	AUTHORITY-WIDE (NAWASD)			$230,092.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000766	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		$230,092.00
	Subtotal of Estimated Cost			$2,426,735.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2025

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE * (Administration (1410)-Salaries,Administration (1410)-Sundry)	$230,092.00
Subtotal of Estimated Cost	$230,092.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2026

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
CAPITAL FUND ADMINISTRATION (Administration (1410)-Sundry,Administration (1410)-Salaries)	$230,092.00
Subtotal of Estimated Cost	$230,092.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2027

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE (Administration (1410)-Sundry,Administration (1410)-Salaries)	$230,092.00
Subtotal of Estimated Cost	$230,092.00

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 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)	$230,092.00
Subtotal of Estimated Cost	$230,092.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
CAPITAL FUND PROGRAM FEE (Administration (1410)-Salaries,Administration (1410)-Sundry)	$230,092.00
Subtotal of Estimated Cost	$230,092.00

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$358,907.00	$358,907.00		
3	1408 Management Improvement	$20,000.00	$20,000.00		
4	1410 Administration	$179,454.00	$179,454.00		
5	1480 General Capital Activity	$1,236,174.00	$1,246,171.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$1,794,535.00	$1,804,532.00		

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MBQU53* **Date** *03/16/2021*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$44,790.82	$44,790.82			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS	1480		$77,417.54	$77,417.54			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$27,894.74	$27,894.74			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$9,896.91	$9,896.91			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$28,910.53	$28,910.53			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$63,623.51	$63,623.51			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2020 (Dwelling Unit-Interior (1480)) Description : 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	1480		$3,947.37	$3,947.37			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 COMMON AREA REFURBISHMENT * 2020 (Dwelling Unit-Interior (1480)) Description : AMP 300 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, LOW EFFICIENCY LIGHT BULBS OR FIXTURES * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1480		$82,394.90	$82,394.90			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 COMMON AREA REFURBISHMENT * 2020 (Dwelling Unit-Interior (1480)) Description : AMP 400 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$205,010.10	$205,010.10			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,299.00	$4,299.00			
Not associated with any specific development	CAPITAL FUND ADMINISTRATION * 2020 (Administration (1410)) Description : 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	1410		$179,454.00	$179,454.00			
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2020 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$75,370.00	$75,370.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2020 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$132,796.00	$132,796.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS * 2020 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$100,494.00	$100,494.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2020 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$32,302.00	$32,302.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2020 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$17,945.00	$17,945.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$7,645.00	$7,645.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$5,766.00	$5,766.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,236.00	$1,236.00			
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2020 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,054.00	$1,054.00			
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : 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	1480		$5,050.98	$5,050.98			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : 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	1480		$9,254.90	$9,254.90			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : 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	1480		$6,964.71	$6,964.71			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : 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	1480		$1,474.51	$1,474.51			
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2020 (Contract Administration (1480)) Description : 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	1480		$1,254.90	$1,254.90			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	Tenney Park Apartments Parking Lot Improvements (Dwelling Unit-Site Work (1480)) Description : Parking lot improvements at 2 parking lots including excavation, base course, asphalt, striping, signs, excavation and backfill for walls, railings, sidewalk ramp, landscaping, and 2 dumpster enclosures.	1480		$274,000.00	$274,000.00			
WI003000200 - SCATTERED SITE	EMCC Lighting Upgrades (Dwelling Unit-Interior (1480)) Description : Light fixture replacement with LED fixtures including disposal. Includes Gymnasium, multipurpose room and 2 bathrooms.	1480		$22,800.00	$22,800.00			
WI003000300 - BJARNES ROMNES APARTMENTS	Tree Removal (Dwelling Unit-Site Work (1480)) Description : Removal and disposal of 35 Emerald Ash trees, including stump grinding and removal.	1480		$3,500.00	$3,500.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	West Amp On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480		$125,350.00	$116,190.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	Triangle Amp (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480		$139,787.40	$139,787.40			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	Truax 1 On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480		$19,285.00	$19,285.00			
WI003000600 - TRUAX PHASE II	Truax 2 On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480		$16,069.18	$16,069.18			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	Grounds Improvements - Baird and Frazier (Dwelling Unit-Site Work (1480)) Description : Grounds Improvements at Baird Street and Frazier Avenue. Includes garden area improvements, leveling, grading, and seeding.	1480			$9,160.00			
WI003000200 - SCATTERED SITE	AMP 200 On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480			$77,493.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350120 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	East Amp On Demand (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : 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	1480		$67,496.00				
	Total:			$1,794,535.00	$1,804,532.00			

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$371,079.00	$371,079.00		
3	1408 Management Improvement	$20,265.00	$20,265.00		
4	1410 Administration	$191,386.00	$191,386.00		
5	1480 General Capital Activity	$1,331,135.00	$1,339,859.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$1,913,865.00	$1,922,589.00		

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 2 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MCBQ67* **Date** *11/09/2023*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2021 (Dwelling Unit-Interior (1480)) Description : 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 * DUCT WORK * PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$80,000.00	$80,000.00			
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$37,000.00	$37,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2021 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,299.00	$4,299.00			
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2021 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$75,370.00	$75,370.00			
Not associated with any specific development	AMP 200 CAPITAL FUND ADMINISTRATION * 2021 (Administration (1410)) Description : CAPITAL FUND PROGRAM FEE FOR ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1410		$191,386.00	$191,386.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2021 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$141,626.00	$141,626.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS * 2021 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$100,494.00	$100,494.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2021 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$34,450.00	$34,450.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2021 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$19,139.00	$19,139.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2021 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$7,400.00	$7,400.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2021 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,800.00	$1,800.00			

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2021 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00	$1,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$20,000.00	$20,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$50,000.00	$50,000.00			
WI003000200 - SCATTERED SITE	AMP 200 PARKING Lot Seal and Stripe * 2021 (Dwelling Unit-Site Work (1480)) Description : AMP 200 PARKING Lot Seal and Stripe * NEW SEALING AND STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR	1480		$30,000.00	$30,000.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PARKING RE-PAVE * 2021 (Dwelling Unit-Site Work (1480)) Description : AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR	1480		$30,000.00	$30,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 INTERIOR/EXTERIOR LIGHTING UPGRADES * 2021 (Dwelling Unit-Site Work (1480)) Description : AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR	1480		$75,000.00	$75,000.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2021 (Contract Administration (1480)) Description : 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	1480		$4,209.00	$4,209.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2021 (Contract Administration (1480)) Description : 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	1480		$7,712.00	$7,712.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2021 (Contract Administration (1480)) Description : 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	1480		$5,804.00	$5,804.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2021 (Contract Administration (1480)) Description : 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	1480		$2,429.00	$2,429.00			

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2021 (Contract Administration (1480)) Description : 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	1480		$2,429.00	$2,429.00			
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$102,138.00	$97,138.00			

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$156,634.00	$131,634.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ON DEMAND * 2021 (Dwelling Unit-Interior (1480)) Description : 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	1480		$84,518.00	$84,518.00			

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2021 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$5,766.00	$5,766.00			
WI003000200 - SCATTERED SITE	AMP 200 NON-DWELLING EQUIPMENT * 2021 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$5,261.00	$5,261.00			

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 NON-DWELLING EQUIPMENT * 2021 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$20,000.00	$20,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 NON-DWELLING EQUIPMENT * 2021 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$50,000.00	$50,000.00			

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 NON-DWELLING EQUIPMENT * 2021 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$4,000.00	$4,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	Amp 300 Grounds Improvements (Dwelling Unit-Site Work (1480)) Description : Grounds improvements at multiple scattered sites. Includes retaining walls, foundation work, and general landscaping.	1480		$30,000.00	$30,000.00			

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				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 TRANSFORMER REMOVAL REPAIRS (Dwelling Unit-Interior (1480)) Description : Concrete work to repair and fill interior space formerly used by the utility company to house transformers.	1480		$10,000.00	$10,000.00			
WI003000200 - SCATTERED SITE	AMP 200 ROOF REPLACEMENTS (Dwelling Unit-Exterior (1480)) Description : Roof replacements at A Site	1480		$100,000.00	$100,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 NON-DWELLING EQUIPMENT * 2021 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : AMP 500 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	1480		$4,000.00	$4,000.00			

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 GUTTER REPLACEMENTS (Dwelling Unit-Exterior (1480)) Description : Replace gutters at Tenney Park Apartments.	1480		$15,001.00	$15,001.00			
WI003000200 - SCATTERED SITE	AMP 200 FULL UNIT REHAB (Dwelling Unit-Interior (1480)) Description : Complete a full interior unit rehab	1480		$30,000.00	$35,724.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 FULL UNIT REHAB (Dwelling Unit-Interior (1480)) Description : Complete a full interior rehab for unit	1480		$30,000.00	$27,000.00			

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 FULL UNIT REHAB (Dwelling Unit-Interior (1480)) Description : Complete a full unit interior rehab	1480		$30,000.00	$27,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 FULL UNIT REHAB (Dwelling Unit-Interior (1480)) Description : Complete a full interior unit rehab	1480		$30,000.00	$27,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Gutter Replacement (Dwelling Unit-Exterior (1480)) Description : Replace gutters at Blackhawk	1480		$10,000.00	$10,000.00			

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				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Waterproof Basement (Dwelling Unit-Interior (1480)) Description : Repair/Waterproof the basements for units Elder, Doncaster, and Temkin	1480		$30,000.00	$30,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Siding Replacment (Dwelling Unit-Exterior (1480)) Description : Replace Damaged Siding at Greenway	1480		$60,000.00	$60,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Concrete Repair (Dwelling Unit-Site Work (1480)) Description : Concrete repair/replacement at several sites in AMP 300	1480		$65,000.00	$65,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 New Roof (Non-Dwelling Exterior (1480)) Description : Install new roof over new trash lift and stairs at Romnes	1480		$25,000.00	$25,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Grounds Improvements (Dwelling Unit-Site Work (1480)) Description : Remove P-gravel and replace for better drainage. Regrade/replace sidewalk	1480		$30,000.00	$30,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Interior door replacement (Dwelling Unit-Interior (1480)) Description : Replace worn entrance doors at Brittingham	1480		$20,000.00	$20,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 Repair Brick siding (Dwelling Unit-Exterior (1480)) Description : Replace/repair Brick siding on multiple unit.	1480		$15,000.00	$15,000.00			
WI003000600 - TRUAX PHASE II	AMP 600 Full Unit Rehab (Dwelling Unit-Interior (1480)) Description : AMP 600 Units, Full unit rehabs	1480		$30,000.00	$27,000.00			
WI003000200 - SCATTERED SITE	AMP 200 Relocation expense (Contract Administration (1480)) Description : Relocation expense for repositioning with MRCDC.	1480			$5,000.00			

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Relocation Expenses (Contract Administration (1480)) Description : Relocation Expenses for repositioning with MRCDC.	1480			$25,000.00			
WI003000200 - SCATTERED SITE	AMP 200 CO Detectors (Dwelling Unit-Interior (1480)) Description : Additional CO detectors as per new NSPIRE	1480			$3,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 CO Detectors (Dwelling Unit-Interior (1480)) Description : Additional CO detectors as per new NSPIRE	1480			$3,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 CO Detectors (Dwelling Unit-Interior (1480)) Description : Additional CO detectors as per new NSPIRE	1480			$3,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CO Detectors (Dwelling Unit-Interior (1480)) Description : Additional CO detectors as per new NSPIRE	1480			$3,000.00			
WI003000600 - TRUAX PHASE II	AMP 600 CO Detectors (Dwelling Unit-Interior (1480)) Description : Additional CO detectors as per new NSPIRE	1480			$3,000.00			

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	Total:			$1,913,865.00	$1,922,589.00			

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$460,182.00	$460,182.00		
3	1408 Management Improvement	$20,588.48	$20,588.48		
4	1410 Administration	$230,091.50	$230,091.50		
5	1480 General Capital Activity	$1,590,053.02	$1,598,284.02		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$2,300,915.00	$2,309,146.00		

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(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

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Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MCBQ67* **Date** *11/09/2023*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

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(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2022 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$170,268.00	$170,268.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS * 2022 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$128,851.00	$128,851.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2022 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$41,416.00	$41,416.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2022 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$96,638.00	$96,638.00			
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2022 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$23,009.00	$23,009.00			
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2022 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,298.58	$4,298.58			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2022 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$7,644.79	$7,644.79			
WI003000200 - SCATTERED SITE	AMP 200 PARKING RE-PAVE * 2022 (Dwelling Unit-Site Work (1480)) Description : AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE	1480		$100,000.00	$100,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2022 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$5,765.77	$5,765.77			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2022 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,824.00	$1,824.00			
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2022 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,055.34	$1,055.34			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
Not associated with any specific development	CAPITAL FUND ADMINISTRATION * 2022 (Administration (1410)) Description : 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	1410		$230,091.50	$230,091.50			
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2022 (Contract Administration (1480)) Description : 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	1480		$15,000.00	$15,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2022 (Contract Administration (1480)) Description : 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	1480		$7,712.42	$7,712.42			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2022 (Contract Administration (1480)) Description : 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	1480		$6,000.00	$6,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2022 (Contract Administration (1480)) Description : 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	1480		$1,228.76	$1,228.76			
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2022 (Contract Administration (1480)) Description : 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	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$130,553.50	$130,553.50			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$130,000.00	$130,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ON DEMAND * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$114,415.91	$114,415.91			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$30,000.00	$30,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$53,535.77	$53,535.77			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 EXTERIOR LIGHTING UPGRADES * 2022 (Dwelling Unit-Site Work (1480)) Description : AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR	1480		$29,162.94	$29,162.94			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 EXTERIOR LIGHTING UPGRADES * 2022 (Dwelling Unit-Site Work (1480)) Description : AMP 600 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR	1480		$2,012.00	$2,012.00			
WI003000200 - SCATTERED SITE	AMP 200 NON-DWELLING EQUIPMENT * 2022 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$10,000.00	$10,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 NON-DWELLING EQUIPMENT * 2022 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$10,000.00	$10,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 NON-DWELLING EQUIPMENT * 2022 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 NON-DWELLING EQUIPMENT * 2022 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : AMP 500 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	1480		$5,000.00	$5,000.00			
WI003000600 - TRUAX PHASE II	AMP 600 NON-DWELLING EQUIPMENT * 2022 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$1,307.19	$1,307.19			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$60,000.00	$60,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00	$100,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$40,000.00	$40,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2022 (Dwelling Unit-Interior (1480)) Description : 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	1480		$4,124.53	$4,124.53			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Camera and equipment upgrade (Non-Dwelling Interior (1480)) Description : Romnes - Upgrade old cameras and associated equipment with new. Also adding new cameras to blind locations in the building.	1480		$60,000.00	$60,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 WINDOW REPLACMENT (Dwelling Unit-Exterior (1480)) Description : AMP 300 Romnes - * REMOVE NON-ENERGY COMPLIANT WINDOWS AND FRAMES* REPLACE WITH NEW RETROFIT VINYL, DUAL PAIN, LOW E WINDOWS. WINDOWS MUST BE ENERGY STAR RATED OR EQUAL AND MEETS OR EXCEEDS CURRENT TITLE 24 REQUIREMENTS.* 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	1480		$100,000.00	$100,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 SIDING REPLACMENT (Dwelling Unit-Exterior (1480)) Description : AMP 300 - *The replacement of deteriorated exterior siding, trim and similar exterior building envelope components at Romnes apartment complexes. * Remove deteriorated siding and/or trim. Remove vapor barrier beneath exterior surface if it is compromised. * At areas of work install new backing as needed, replace vapor barrier as needed, and install new siding and/or trim along with	1480		$100,000.00	$100,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	reconstruction of building envelope. * All new siding, trim and flashing should match existing that was removed. All new wood material will be primed on six sides prior to installation. All necessary caulking will be included, and work will be left in paint ready condition. * 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							
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CONCRETE SIDWALK REPLACMENT (Non-Dwelling Site Work (1480)) Description : AMP 500 - *Remove and replace damaged and heaved concrete sidewalks throughout the property. In conjunction with REAC inspection* No FORCE LABOR	1480		$50,000.00	$50,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 AIR MAKE UP UNIT REPLACMENT (Non-Dwelling Construction - Mechanical (1480)) Description : REPLACE CENTRAL AIR MAKE UP UNIT FOR BUILDING 755	1480		$30,000.00	$30,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 REPLACMENT A/C FOR ELEVATOR ROOM (Non-Dwelling Construction - Mechanical (1480)) Description : REPLACE OLD A/C WITH NEW ENERGY EFFICIENT A/C IN ELEVATOR MECHANICAL ROOM	1480		$50,000.00	$50,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 SIDING AND SOFFIT REPLACMENT (Dwelling Unit-Exterior (1480)) Description : AMP 400 - Gay Braxton *REPLACE DEGREGATED WOOD SIDING AND WOOD SOFFIT* Covering existing wood fascia (behind the gutters and on rake edges) on the building with 24 gauge aluminum fascia to match existing color. All fascia shall be smooth in appearance and sized accordingly properly cover the size fascia boards that are on the building.*Cover	1480		$60,000.00	$60,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	and below the windows and any other area that has the pained T1-11 siding on the building with 24 gauge horizontal steel siding, Caulk all area of the horizontal steel siding and fascia that needs to be caulked.*Any areas of rotted T1-11 siding shall be replaced. * 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							
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 REPLACE BATHROOM VENTALATION (Dwelling Unit-Interior (1480)) Description : 755 REPLACE OUT DATED BATHROOM VENTILATION WITH NEW	1480		$20,000.00	$20,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 FIRE PANEL AND INTERCOM REPLACMENT (Dwelling Unit-Interior (1480),Non-Dwelling Construction - Mechanical (1480)) Description : REPLACE FIRE PANELS AND INTERCOM SYSTEMS IN AMP 200 PROPERTIES	1480		$100,000.00	$100,000.00			
WI003000600 - TRUAX PHASE II	AMP 600 REPAIR BUILDING ROOF RUN OFF EROSION (Dwelling Unit-Exterior (1480)) Description : AMP 600 - Truax Phase II *REPAIR ROOF DRAINAGE. ELIMINATE EROSION CAUSED BY IMPROPER ROOF RUN OFF AS WELL AS DAMAGED CONCRETE STEPS AND SIDEWALKS. THIS IS A REAC INSPECTION ISSUE * NO FORCE LABOR*	1480		$100,000.00	$100,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 300 Unit renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit.	1480		$10,000.00	$18,231.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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							
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 400 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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							
WI003000200 - SCATTERED SITE	AMP 200 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 200 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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							
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 500 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install	1480		$5,000.00	$5,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	* 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							
WI003000600 - TRUAX PHASE II	AMP 600 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 600 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls.*Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * DISPOSAL WILL BE THE CONTRACTORS RESPONSIBILITY AND WRITTEN IN	1480		$5,000.00	$5,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350122 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	DISPOSAL WILL BE COMPLETED THROUGH THE AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR							
	Total:			$2,300,915.00	$2,309,146.00			

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$468,292.00	$468,292.00		
3	1408 Management Improvement	$20,588.48	$20,588.48		
4	1410 Administration	$234,146.00	$234,146.00		
5	1480 General Capital Activity	$1,618,434.52	$1,625,805.52		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$2,341,461.00	$2,348,832.00		

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (Revision No:** 1 **)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MCBQ67* **Date** *11/09/2023*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2023 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$173,268.00	$173,268.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS * 2023 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$131,122.00	$131,122.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2023 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$42,146.00	$42,146.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2023 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$98,341.00	$98,341.00			
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2023 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$23,415.00	$23,415.00			
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2023 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,298.58	$4,298.58			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2023 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$7,644.79	$7,644.79			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2023 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$5,765.77	$5,765.77			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2023 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,824.00	$1,824.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2023 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,055.34	$1,055.34			
Not associated with any specific development	CAPITAL FUND PROGRAM FEE * 2023 (Administration (1410)) Description : 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	1410		$234,146.00	$234,146.00			
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2023 (Contract Administration (1480)) Description : 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	1480		$3,000.00	$3,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2023 (Contract Administration (1480)) Description : 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	1480		$3,000.00	$3,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2023 (Contract Administration (1480)) Description : 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	1480		$7,556.82	$7,556.82			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2023 (Contract Administration (1480)) Description : 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	1480		$1,228.76	$1,228.76			
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2023 (Contract Administration (1480)) Description : 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	1480		$1,000.00	$1,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00	$100,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00	$100,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ON DEMAND * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00	$100,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$30,000.00	$30,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$30,000.00	$30,000.00			
WI003000200 - SCATTERED SITE	AMP 200 NON-DWELLING EQUIPMENT * 2023 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$6,341.75	$6,341.75			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 NON-DWELLING EQUIPMENT * 2023 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$15,000.00	$15,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 NON-DWELLING EQUIPMENT * 2023 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$10,000.00	$10,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 NON-DWELLING EQUIPMENT * 2023 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : AMP 500 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	1480		$5,000.00	$5,000.00			
WI003000600 - TRUAX PHASE II	AMP 600 NON-DWELLING EQUIPMENT * 2023 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : 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	1480		$1,307.19	$1,307.19			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$50,000.00	$50,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$50,000.00	$50,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$70,000.00	$70,000.00			
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$15,000.00	$15,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$10,000.00	$10,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 WINDOW REPLACMENT (Dwelling Unit-Exterior (1480)) Description : AMP 300 Romnes - * REMOVE NON-ENERGY COMPLIANT WINDOWS AND FRAMES* REPLACE WITH NEW RETROFIT VINYL, DUAL PAIN, LOW E WINDOWS. WINDOWS MUST BE ENERGY STAR RATED OR EQUAL AND MEETS OR EXCEEDS CURRENT REQUIREMENTS.* 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	1480		$100,000.00	$100,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 SIDING REPLACMENT (Dwelling Unit-Exterior (1480)) Description : AMP 300 - *The replacement of deteriorated exterior siding, trim and similar exterior building envelope components at Romnes apartment complexes. * Remove deteriorated siding and/or trim. Remove vapor barrier beneath exterior surface if it is compromised. * At areas of work install new backing as needed, replace vapor barrier as needed, and install new siding and/or trim along with necessary flashing to insure proper reconstruction of building envelope. * All new siding, trim and flashing should match existing that was removed. All new wood material will be primed on six sides prior to installation. All necessary caulking will be included, and work will be left in paint ready condition. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * DISPOSAL WILL	1480		$100,000.00	$100,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	RESPONSIBILITY AND WRITTEN IN THE CONTRACT. ANY REMAINING DISPOSAL WILL BE COMPLETED THROUGH THE AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR							
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 400 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE	1480		$20,000.00	$27,371.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	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							
WI003000200 - SCATTERED SITE	AMP 200 REPLACE COPPER PIPES AND STRAINERS (Non-Dwelling Construction - Mechanical (1480)) Description : AMP 200 Strabuel CT. *REPLACE DAMAGED COPPER PIPING AND INCLUDING ADDING STRAINERS TO HELP PREVENT INTERNAL EROSION * 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	1480		$40,000.00	$40,000.00			

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 200 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$10,000.00	$10,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 300 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$10,000.00	$10,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 500 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls.*Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. * 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	1480		$5,000.00	$5,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 UNIT MODERNIZATION (Dwelling Unit-Interior (1480)) Description : AMP 600 Unit Renovation *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls.*Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. * 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	1480		$5,000.00	$5,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Parking lot improvements (Dwelling Unit-Site Work (1480)) Description : AMP 300 Chester Parking lot improvements at 3 parking lots including excavation, base course, asphalt, striping, signs, excavation and backfill for walls, railings, sidewalk ramp, landscaping * 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	1480		$80,000.00	$80,000.00			
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Parking lot improvements (Dwelling Unit-Site Work (1480)) Description : AMP 300 Britta: Parking lot improvements at 2 parking lots including excavation, base course, asphalt, striping, signs, excavation and backfill for walls, railings, sidewalk ramp, landscaping, and dumpster enclosures. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * DISPOSAL WILL BE THE CONTRACTORS RESPONSIBILITY AND WRITTEN IN THE CONTRACT. ANY REMAINING	1480		$60,000.00	$60,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	THROUGH THE AGENCY'S CONTRACTED WASTE DISPOSAL COMPANY. * NO FORCE LABOR							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Scattered Site furnace replacement (Dwelling Unit-Interior (1480)) Description : AMP 300 Scattered Sites: Remove & properly dispose of existing equipment, Install new Carrier 59SC 40K BTU 95% efficient furnace with FER compliant fan, Reconnect the gas pipe and test for leaks, Reconnect Line/Low voltage, Reconnect to existing exhaust and intake piping in basement, Install new drain piping to existing floor drain, Install new 1¿ external filter rack and return ductwork adaptions, Install supply ductwork adaptions to existing, Startup and verify proper operation of the 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	1480		$60,000.00	$60,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	COMPANY. * NO FORCE LABOR							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Repair Greenway Cross Dumpster Pad (Dwelling Unit-Site Work (1480)) Description : AMP 300 Greenway Cross Parking Lot Dumpster Pad Replacement, Remove old pad, grade if necessary and replace in like kind with new concrete pad * 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	1480		$20,000.00	$20,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Boiler Main Pumps Replacment (Dwelling Unit-Interior (1480)) Description : AMP 300 Romnes: Replacement of main domestic heat and hot water boilers circulation pumps. Replace with new pumps also adding filters to increase life of pumps. * 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	1480		$20,000.00	$20,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Sidewalk Replacment (Dwelling Unit-Site Work (1480)) Description : AMP 400: *Remove and replace damaged and heaved concrete sidewalks throughout the property. In conjunction with REAC inspection * 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	1480		$30,000.00	$30,000.00			

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Install New Security Cameras (Dwelling Unit-Site Work (1480)) Description : AMP 400 Gay Braxton: Install new cameras for security purposes. Also adding new cameras to blind locations around the buildings. * 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	1480		$40,000.00	$40,000.00			
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Membrane Roof Replacment (Dwelling Unit-Exterior (1480)) Description : Amp 400 Replace deteriorated membrane, pass life expectancy roof with a new EPDM Membrane Roof. * 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	1480		$100,000.00	$100,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Main Intercom Replacement (Dwelling Unit-Interior (1480)) Description : AMP 400 Call For Aid System Replacement. Parts are no longer available for system. * 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	1480		$50,000.00	$50,000.00			
WI003000200 - SCATTERED SITE	AMP 200 Fire Alarm (Non-Dwelling Construction - Mechanical (1480)) Description : AMP 200 Replace out dated Fire Alarm with new. * 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	1480		$50,000.00	$50,000.00			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 Call for Aid System (Dwelling Unit-Interior (1480)) Description : AMP 200 Replace old out of date intercom system. Part are no longer available. * 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	1480		$50,000.00	$50,000.00			
WI003000200 - SCATTERED SITE	AMP 200 Roof Replacement (Dwelling Unit-Exterior (1480)) Description : AMP 200 Roof Replacement A site. Replace 30+ year roof with new architectural shingle roofs, soffit, and gutters. * 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	1480		$100,000.00	$100,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Main Entrance Double Glass Door Replacement (Dwelling Unit-Exterior (1480)) Description : AMP 400 : Main Entrance Double Glass Door Replacement * 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	1480		$20,000.00	$20,000.00			
WI003000200 - SCATTERED SITE	AMP 200 New Playground structure (Dwelling Unit-Site Work (1480)) Description : AMP 200 - Replace old severely damaged playground with new playground structure. * 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	1480		$40,000.00	$40,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350123 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	Total:			$2,341,461.00	$2,348,832.00			

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$485,346.00			
3	1408 Management Improvement	$30,000.00			
4	1410 Administration	$242,674.00			
5	1480 General Capital Activity	$1,668,715.00			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$2,426,735.00			

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MCBQ67* **Date** *08/16/2024*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2024 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$179,578.00				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS * 2024 (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$135,897.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2024 (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$43,681.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2024 (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$101,923.00				
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2024 (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$24,267.00				
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2023 (Dwelling Unit-Interior (1480)) Description : 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	1480		$47,835.89				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2024 (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,200.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2024 (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$7,400.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2024 (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$5,600.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2024 (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,800.00				
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2024 (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
Not associated with any specific development	CAPITAL FUND PROGRAM FEE * 2024 (Administration (1410)) Description : 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	1410		$242,674.00				
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2024 (Contract Administration (1480)) Description : 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	1480		$5,050.98				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2024 (Contract Administration (1480)) Description : 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	1480		$9,254.90				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2024 (Contract Administration (1480)) Description : 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	1480		$6,964.71				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2024 (Contract Administration (1480)) Description : 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	1480		$1,474.51				
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2024 (Contract Administration (1480)) Description : 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	1480		$20,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$30,000.00				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$35,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$9,680.97				
WI003000600 - TRUAX PHASE II	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$4,124.53				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$120,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$150,000.00				

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$47,249.47				
WI003000600 - TRUAX PHASE II	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2024 (Dwelling Unit-Interior (1480)) Description : 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	1480		$36,693.03				

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2024 (Dwelling Unit-Interior (1480),Non-Dwelling Construction - Mechanical (1480)) Description : AMP 200 ON DEMAND *NUMBER OF AFFECTED UNITS 15 * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * FIRE SYSTEM NON-ROUTINE * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$114,974.32				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2024 (Dwelling Unit-Interior (1480),Non-Dwelling Construction - Mechanical (1480)) Description : AMP 300 ON DEMAND *NUMBER OF AFFECTED UNITS 10 * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * FIRE SYSTEM NON-ROUTINE * NO LBP, OR ASBESTOS, ABATEMENT	1480		$50,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	IF ENCOUNTERED * NO FORCE LABOR							
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ON DEMAND * 2024 (Non-Dwelling Construction - Mechanical (1480),Non-Dwelling Interior (1480)) Description : AMP 400 ON DEMAND *NUMBER OF AFFECTED UNITS 10 * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * FIRE SYSTEM NON-ROUTINE * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$50,000.00				

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND * 2024 (Dwelling Unit-Interior (1480),Non-Dwelling Construction - Mechanical (1480)) Description : AMP 500 ON DEMAND *NUMBER OF AFFECTED UNITS 5 * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * FIRE SYSTEM NON-ROUTINE * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$30,000.00				
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND * 2024 (Dwelling Unit-Interior (1480)) Description : AMP 600 ON DEMAND *NUMBER OF AFFECTED UNITS 5 * 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	1480		$25,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 A Site Roof Replacement (Dwelling Unit-Exterior (1480)) Description : AMP 200 Replace deteriorated roofs with 40 year GAF warranty, architectural shingles, gutters with gutter guards, and soffits. * 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	1480		$100,000.00				

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 B Site Roof Replacement (Dwelling Unit-Exterior (1480)) Description : AMP 200 Replace deteriorated roofs with 40 year GAF warranty, architectural shingles, gutters with gutter guards, and soffits. * 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	1480		$100,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Roof Replacment (Dwelling Unit-Exterior (1480)) Description : Replace pass life expectancy roofs at scattered sites in AMP 300 with new 40 year architectural shingle GAF certified roof,gutters with gutter guards, and soffits. NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1480		$150,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480),Non-Dwelling Construction - Mechanical (1480),Non-Dwelling Interior (1480)) Description : 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	1480		$50,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Parking Lot Sealing and Striping (Non-Dwelling Site Work (1480)) Description : Seal and Strip parking lot throughout AMP 300 properties. NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR	1480		$30,000.00				

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Unit Moderinzation (Dwelling Unit-Interior (1480)) Description : AMP 300 Unit Modernization *NUMBER OF AFFECTED UNITS 10 *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$45,000.00				

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Unit Modernization (Dwelling Unit-Interior (1480)) Description : AMP 400 Unit Modernization *NUMBER OF AFFECTED UNITS 5 *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$20,000.00				

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Parking Lot Sealing and Striping (Non-Dwelling Site Work (1480)) Description : AMP 400 Seal and strip parking lots. * 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	1480		$15,000.00				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Install Security Cameras (Management Improvement (1408)) Description : AMP 400 Install new security cameras * 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	1408		$10,000.00				

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Replace Gay Braxton Sign (Non-Dwelling Site Work (1480)) Description : AMP 400 Replace signage for the Gay Braxton property. * 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	1480		$10,000.00				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Replace office exterior doors (Non-Dwelling Exterior (1480)) Description : AMP 400 Replace damaged exterior doors at Gay Braxton office. * 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	1480		$5,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 Tree Removal (Non-Dwelling Site Work (1480)) Description : AMP 400 Removal of trees that pose a danger to buildings * 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	1480		$15,000.00				
WI003000200 - SCATTERED SITE	AMP 200 Unit Modernization (Dwelling Unit-Interior (1480)) Description : AMP 200 Unit Modernization NUMBER OF AFFECTED UNITS 10 *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and	1480		$40,000.00				

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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							
WI003000200 - SCATTERED SITE	AMP 200 Playground Replacement (Non-Dwelling Site Work (1480)) Description : AMP 200 Replace Playground that was removed due to age and dangerous equipment. * 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	1480		$50,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 Exterior/Interior Building Painting (Dwelling Unit-Exterior (1480)) Description : AMP200 Repair damaged stucco, Paint exterior/interior common area, and replace exterior entrance doors. * 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	1480		$50,000.00				
WI003000200 - SCATTERED SITE	AMP 200 EMCC Boiler Replacement (Non-Dwelling Construction - Mechanical (1480)) Description : AMP 200 Replace boiler due to parts no longer being available. Replace with new energy efficient boiler. * 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	1480		$80,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 Unit Modernization (Dwelling Unit-Interior (1480)) Description : AMP 500 Unit Modernization *NUMBER OF AFFECTED UNITS 5 *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$20,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 Unit Modernization (Dwelling Unit-Interior (1480)) Description : AMP 600 Unit Modernization *NUMBER OF AFFECTED UNITS 4 *Remove/Replace door frames and doors, remove/replace sliding doors. *Remove/Replace all electric outlets, switches, GFIs and covers through unit. *Install new LED light fixtures throughout unit. *Remove/Replace shut off valves in bathroom, kitchen, and laundry room, before installing new toilet, sinks, faucets and shower. *Remove /Replace Bathtub and bathtub walls. *Prep floor for new VCT flooring. *Prime and paint all walls and ceiling with two coats of finishing paint, and paint all doors and casing. *Install new kitchen cabinets and new countertop. Install new vinyl base throughout the unit. Install new vinyl stair treads. * 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	1480		$30,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 Repair Erosion Issues (Dwelling Unit-Site Work (1480)) Description : AMP 600 Repair erosion issues associated with roof drainage on Phase II buildings. * 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	1480		$50,000.00				
WI003000200 - SCATTERED SITE	AMP 200 Sealing and Striping (Dwelling Unit-Site Work (1480)) Description : AMP 200 Seal and strip parking lots throughout properties. * 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	1480		$15,411.69				

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350124 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	Total:			$2,426,735.00				

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$358,907.00			
3	1408 Management Improvement	$8,298.58			
4	1410 Administration	$230,092.00			
5	1480 General Capital Activity	$1,344,450.42			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP	$1.00			
9	1504 Rad Investment Activity	$500,000.00			
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$2,441,749.00			

(1) To be completed for the Performance and Evaluation Report

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(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2025 (Operations (1406)) Description : AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$132,796.00				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 OPERATIONS (Operations (1406)) Description : AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$100,494.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS (Operations (1406)) Description : AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$32,302.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS (Operations (1406)) Description : AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$75,370.00				
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS (Operations (1406)) Description : AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT	1406		$17,945.00				
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$47,835.89				

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(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * (Management Improvement (1408)) Description : AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$4,298.58				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)) Description : AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)) Description : AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)) Description : AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00				
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING (Management Improvement (1408)) Description : AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED	1408		$1,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
Not associated with any specific development	CAPITAL FUND PROGRAM FEE (Administration (1410)) Description : 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	1410		$230,092.00				
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : 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	1480		$5,050.98				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : 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	1480		$9,254.90				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : 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	1480		$1,474.51				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480)) Description : 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	1480		$1,254.90				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$59,782.79				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$9,680.97				
WI003000600 - TRUAX PHASE II	AMP 600 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$22,330.53				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND (Dwelling Unit-Interior (1480)) Description : 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	1480		$84,974.32				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND (Dwelling Unit-Interior (1480)) Description : 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	1480		$50,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 ON DEMAND (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND (Dwelling Unit-Interior (1480)) Description : 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	1480		$50,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00				
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$83,881.82				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$100,000.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480)) Description : 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	1480		$28,122.49				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Boiler Replacment Romnes (Non-Dwelling Interior (1480)) Description : Replace older boilers (Parts are harder to find) with new energy efficient boilers. * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE	1480		$80,000.00				
WI003000200 - SCATTERED SITE	AMP 200 A Site Road Replacement (Non-Dwelling Site Work (1480)) Description : AMP 200 Replace CDA owned main road to buildings and parking lots. * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED.	1480		$100,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Energy efficicent coin operated washers/dryers (Dwelling Unit-Interior (1480)) Description : ¿ 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) ¿ 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.	1480		$15,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Energy efficient refrigerators and ranges (Dwelling Unit-Interior (1480)) Description : ¿ LOCATION: AMP 300 Romnes Apartments ¿ ACTIVITY: Replace outdated refrigerators and ranges ¿ SCOPE: Replace outdated non-energy efficient refrigerators and ranges with energy efficient appliances. ¿ REMEDIATION: It is anticipated there will be no disturbance of hazardous	1480		$15,000.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	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.							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Low flow toilet replacement project (Dwelling Unit-Interior (1480)) Description : ¿ LOCATION: AMP 300 ALL properties ¿ ACTIVITY: Replace non efficient toilets ¿ SCOPE: Replace older non water conserving toilets with low flow water conserving toilets. Approx 25 toilets per year. ¿ 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.	1480		$15,000.00				

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Greenway parking lot replacment (Dwelling Unit-Site Work (1480)) Description : ¿ LOCATION: AMP 300 Greenway Cross ¿ ACTIVITY: Parking Re-pave ¿ SCOPE: Remove bituminous asphalt/concrete, deteriorated concrete curb, unsuitable support base. Install new support base, new concrete accessories such as ramps, curbs, and dumpster enclosures. New striping and signage as needed. ¿ 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.	1480		$30,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Concrete flat work Chester (Dwelling Unit-Site Work (1480)) Description : ¿ LOCATION: AMP 300 Chester Apartments full site ¿ ACTIVITY: Concrete Repair ¿ SCOPE: Remove deteriorated concrete and replace with new concrete ¿ REMEDIATION: It is anticipated there will be no disturbance of hazardous	1480		$15,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	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.							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Update Romnes common area kitchen (Non-Dwelling Interior (1480)) Description : ¿ LOCATION: AMP 300 Romnes Apartments ¿ ACTIVITY: Update Romnes common area kitchen. ¿ SCOPE: Demo cabinets falling apart, sinks need to be replaced, 2 small ranges, 2 small fridges. Install new cabinets, countertops, sinks, and energy efficient ranges and refrigerators ¿ 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.	1480		$15,000.00				

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Roof Replacment Catalpas/Sequoia (Dwelling Unit-Exterior (1480)) Description : ¿ LOCATION: AMP 300 2402 Catalpa Rd 2406 Catalpa Rd 2410 Catalpa Rd 1005 Sequoia Trail ACTIVITY: Replace roofs SCOPE:Remove old soffit, gutters and shingles, felt paper, or moisture barrier. Clear the roof of debris. Inspect the roof deck for damage. Install underlayment and flashing. Install new shingles, soffit and gutters. Fit shingles around pipes, vents, and other features. Repair or replace the roof decking if needed 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.	1480		$20,000.00				

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				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 RAD (1503) (RAD (1503)) Description : RAD (1503)	1503		$1.00				
WI003000200 - SCATTERED SITE	AMP 200 Security Cameras (Dwelling Unit-Site Work (1480)) Description : LOCATION: AMP 200 Security cameras for Webb/Rethke. Webb 3101-3115 & 402-416 Rethke also to include our A-site, B-site properties ACTIVITY: Install new cameras SCOPE: Install cameras and hardware to fix blind spots. Also to include running new electrical if needed 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.	1480		$20,000.00				

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 light concrete work (Dwelling Unit-Site Work (1480)) Description : ¿ LOCATION: AMP 200 All Properties ¿ ACTIVITY: Various concrete repairs ¿ SCOPE: Remove damaged concrete, deteriorated concrete curbs, unsuitable support base. Install new support base, new concrete as needed. ¿ 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.	1480		$20,000.00				
WI003000200 - SCATTERED SITE	AMP 200 Asphalt maintenance shop parking lot (Non-Dwelling Site Work (1480)) Description : LOCATION: AMP 200 Maintenance shop NE on property ACTIVITY: Parking Lot paving due to unsafe conditions SCOPE: Install new support base, New bituminous asphaltic concrete, new concrete accessories such as ramps, curbs, and dumpster enclosures. New striping and signage as needed. REMEDIATION: It is anticipated there will	1480		$50,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	(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.							
WI003000200 - SCATTERED SITE	AMP 200 grading at A-site and B-site due to water getting into building (Dwelling Unit-Site Work (1480)) Description : ¿ LOCATION: AMP 200 A-site and B-site ¿ ACTIVITY: New grading around buildings ¿ SCOPE: Increase grading around all buildings at A-site and B-site. Slope dirt away from buildings to shed water to correct areas. ¿ 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.	1480		$40,000.00				

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Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000200 - SCATTERED SITE	AMP 200 200-250 10-year(sealed) smoke detectors and GFCI pulgs (Non-Dwelling Construction - Mechanical (1480),Dwelling Unit-Interior (1480)) Description : LOCATION: AMP 200 All Properties ACTIVITY: Replace/add smoke detectors SCOPE: Replace 200-250 10-year(sealed) smoke detectors and GFCI plugs to correct Nspire requirements 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.	1480		$19,037.00				
WI003000200 - SCATTERED SITE	AMP 200 INTERIOR/EXTERIOR LIGHTING UPGRADE (Dwelling Unit-Exterior (1480),Non-Dwelling Exterior (1480)) Description : LOCATION: AMP 200 All Properties ACTIVITY: Upgrade interior/exterior lighting SCOPE: Upgrade interior/exterior lighting with energy efficient LED fixtures REMEDIATION: It is anticipated there will	1480		$15,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	(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.							
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Baird/Fisher window replacement (Dwelling Unit-Exterior (1480)) Description : LOCATION: AMP 300 Baird and Fisher townhouses full property ACTIVITY: Replace windows SCOPE:Removal of existing windows, proper disposal of old units, installation of new windows, sealing and insulation around the new frames, any necessary trim and finish work, and thorough clean-up of the work area 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.	1480		$20,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 INTERIOR/EXTERIOR LIGHTING UPGRADE (Dwelling Unit-Site Work (1480),Non-Dwelling Exterior (1480)) Description : LOCATION: AMP 500 Phase 1 Buildings ACTIVITY: Upgrade interior/exterior lighting SCOPE: Upgrade interior/exterior lighting with energy efficient LED fixtures 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	1480		$20,000.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 Add security cameras at TP1 (Dwelling Unit-Site Work (1480)) Description : LOCATION: AMP 500 Phase 1 Buildings ACTIVITY: Install new cameras SCOPE: Install cameras and hardware to fix blind spots. Also to include running new electrical if needed 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	1480		$15,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.							
WI003000600 - TRUAX PHASE II	AMP 600 Add security cameras (Dwelling Unit-Site Work (1480)) Description : LOCATION: AMP 600 Phase II Buildings ACTIVITY: Install new cameras SCOPE: Install cameras and hardware to fix blind spots. Also to include running new electrical if needed 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	1480		$20,000.00				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 PROGRAMMATIC FLOORING Replacment (Non-Dwelling Interior (1480)) Description : LOCATION:AMP 600 Phase II Buildings ACTIVITY: Programmatic Flooring SCOPE: PROGRAMMATIC FLOORING REPLACEMENT REMOVE CARPETING, NON-ASBESTOS VINYL COMPOSITION TILE, & SHEET VINYL MATERIALS INSTALL NON-ASBESTOS VINYL COMPOSITION TILE/PLANKS & SHEET VINYL MATERIALS 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.	1480		$29,327.42				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 RAD (1480) (RAD Funds Pre Closing (1480)) Description : RAD Pre-closing (1480)	1480		$1.00				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 10-year(sealed) smoke detectors and GFCI pulgs (Dwelling Unit-Interior (1480)) Description : LOCATION: AMP 300 All Properties ACTIVITY: Replace/add smoke detectors SCOPE: Replace old smoke detectors with 10-year(sealed) smoke detectors and GFCI plugs to align with Nspire requirements 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	1480		$8,139.04				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 10-year(sealed) smoke detectors and GFCI pulgs (Dwelling Unit-Interior (1480)) Description : LOCATION: AMP 400 All Properties ACTIVITY: Replace/add smoke detectors SCOPE: Replace old smoke detectors with 10-year(sealed) smoke detectors and GFCI plugs to align with Nspire requirements 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	1480		$6,258.02				

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Part II: Supporting Pages

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	contracted waste disposal company. ADDITIONAL INFO: No force account labor. Not a historical designated site.							
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 10-year(sealed) smoke detectors and GFCI pulgs (Dwelling Unit-Interior (1480)) Description : LOCATION: AMP 500 All Properties ACTIVITY: Replace/add smoke detectors SCOPE: Replace old smoke detectors with 10-year(sealed) smoke detectors and GFCI plugs to align with Nspire requirements 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	1480		$1,494.25				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
WI003000600 - TRUAX PHASE II	AMP 600 10-year(sealed) smoke detectors and GFCI pulgs (Dwelling Unit-Interior (1480)) Description : LOCATION: AMP 300 All Properties ACTIVITY: Replace/add smoke detectors SCOPE: Replace old smoke detectors with 10-year(sealed) smoke detectors and GFCI plugs to align with Nspire requirements 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	1480		$1,549.59				
WI003000400 - BRITTINGHAM-GAY BRAXTON APARTMENTS	AMP 400 RAD (1504) (RAD Investment Activity (1504)) Description : RAD Investment Activity (1504)	1504		$500,000.00				

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Madison Community Development Authority	Capital Fund Program Grant No. WI39P00350125 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	Total:			$2,441,749.00				

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Madison Community Development Authority					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

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

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, James O'Keefe, the Director, City of Madison Community Development Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024 - 2029 and/or Annual PHA Plan for fiscal year 2026 of the Madison Community Development Authority (WI003) is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Madison, WI
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The goals and objectives within the Community Development Authority's 2026 Annual Plan are consistent with the housing needs outlined in the City of Madison's Consolidated Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
James O'Keefe	Director, City of Madison Community Development Division
Signature:	Date:
James O'Keefe	9/10/25

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.