

PHA Plans

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Community Development Authority of the City of Madison

PHA Number: WI003

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**Annual PHA Plan
PHA Fiscal Year 2003**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Enclosed for your consideration is the Housing Authority for the City of Madison FY 2003 Annual Plan which provides information regarding the agency and its operations.

The key highlights of this plan are the following:

1. Maintain a balanced budget for FY 2003 for Low Rent Public Housing and the tenant-based Section 8 Rental Assistance Programs.
2. Establish and sustain an average occupancy rate of 97% for Low Rent Public Housing.
3. Actively seek funding to expand the Housing Counselor and Marketing Outreach positions.
4. Continue to seek resources in order to offer referral/case management to families, residents with disabilities, and the elderly.
5. Continue to utilize the assistance of the Resident Advisory Board in the development of on-going Annual Plans.
6. Continue to ensure equal opportunity in assisted housing programs for all applicants, residents, and participants.

Our Five-Year Plan (2000-2004) listed six goals.

The six goals are:

1. Expand the range and quality of housing choices available to participants in the CDA Housing's tenant-based assistance program (Section 8) and Public Housing programs.
2. Manage the CDA Housing Operation's existing public housing in an efficient and effective manner.

3. Provide a safe, secure, and healthy environment for the residents of CDA's low-income housing developments including reducing drug-related and violent criminal behavior.
4. Maintain the proposed balanced budgets in Low Rent Public Housing and the Section 8 Voucher Programs.
5. Strengthen the already existing avenue for resident input and satisfaction.
6. Ensure equal opportunity in assisted housing for all applicants, residents, and participants.

The FY2003 Budget and Annual Plan is in keeping with these goals.

We look forward to working with you in the coming year in implementing the FY2003 Annual Plan.

Mark A. Olinger, Executive Director
Community Development Authority

Agustin Olvera
Housing Operations Director

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (Attachment **i**)
- FY 2003 Capital Fund Program Annual Statement (Attachment **h**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment **f**)
- FY 2002 Capital Fund Program 5 Year Action Plan (Attachment **e**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - 2001 Capital Fund Program Annual Statement (Attachment **g**)
 - 2002 Capital Fund Program Annual Statement (Attachment **d**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
√	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
√	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
√	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

√	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
√	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qua-lity	Access-ibility	Size	Loca-tion
Income <= 30% of AMI							
Income >30% but <=50% of AMI			Following				
Income >50% but <80% of AMI							
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qua- lity	Access- ibility	Size	Loca- tion
Race/Ethnicity							
Race/Ethnicity							

HUD Table 1B Special Needs of the Non-Homeless			
Sub-Populations	Priority Need	Estimated Priority Units	Estimated Dollars to Address
Elderly	Medium	250	\$10,150,000
Frail Elderly	High	50	\$2,000,000
Severe Mental Illness	Medium	60	\$2,500,000
Developmentally Disabled	Medium	50	\$2,000,000
Physically Disabled	High	60	\$2,500,000
Persons with Alcohol/Other Drug Addictions	High	500	\$20,000,000
Persons w/HIV/AIDS	High	185	\$7,500,000
Other			
Total	--	1,155	\$46,650,000

HUD Table 2A Priority Housing Needs for City of Madison					
Priority Housing Needs (Households)			Priority Need Level	Estimated Units	Estimated Dollars to Address
Renter	Small Related	0-30%	High	2,000	\$4,000,000
		31-50%	High	1,600	\$3,000,000
		51-80%	High	2,500	\$3,000,000
	Large Related	0-30%	High	400	\$1,250,000
		31-50%	High	250	\$750,000
		51-80%	High	300	\$750,000
Renter	Elderly	0-30%	High	1,100	\$3,000,000
		31-50%	High	1,000	\$3,000,000
		51-80%	High	1,000	\$2,250,000
	All Other	0-30%	High	6,700	\$10,200,000
		31-50%	High	4,400	\$5,000,000
		51-80%	Medium	2,000	\$4,000,000

*Table 2A is excerpted from 2A in Consolidated Plan and contains only those elements related to rental housing needs.

HUD Table 2B Priority Community Development Needs for the City of Madison			
Non-Housing Community Development Capital Activities	Priority Need Level	Estimated Units Needed	Estimated Dollars Needed to Address Needs
Community/Neighborhood Centers	High	2	\$3,600,000
Senior Centers	--		\$0

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

HUD Table 2B Priority Community Development Needs for the City of Madison			
Non-Housing Community Development Capital Activities	Priority Need Level	Estimated Units Needed	Estimated Dollars Needed to Address Needs
Youth Centers	--		\$0
Child Care Facilities	--		\$0
Community Gardens Sites and Development	--		\$0
Park/Recreation Facilities	--		N/A
Health Facilities	--		N/A
Physical Accessibility Improvements	--		Designed into base requirements for all projects
Energy Efficiency Improvements	--		Designed into base requirements for all projects
Lead Paint Hazard Reduction	--		Designed into base requirements for all projects
Historic Preservation Activities	--		Designed into base requirements for all projects

HUD Table 2B Needs for Public Service Activities			
Public Service Activities	Priority Need Level	Estimated Units	Estimated Dollars Needed to Address
Public Services (General)	High	52,000	\$1,750,000
Community/Neighborhood Centers Operating Costs	High	2	\$3,600,000
Community Gardens Operating Costs	--		\$0
Low Cost/No Cost Food Programs	--		\$0
Handicapped Services	--		County
Senior Services	--		City OCS
Youth Services	--		City OCS
Transportation Services	--		City DOT
Substance Abuse Services	--		County
Employment Training	--		County
Substance Abuse Services	High		County
Employment Training	Low		County
Crime Awareness	Low		City Police
Fair Housing Activities	High		City EOC
Tenant/Landlord Relations	High		City BI
Child Care Services	Medium		City OCS, County HSD
Outreach Services	Medium		City EOC

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families PH	S8	% of total families
Waiting list total	881	1665	
Extremely low income <=30% AMI	784	1498	
Very low income (>30% but <=50% AMI)	88	167	
Low income (>50% but <80% AMI)	9	0	
Families with children	557		
Elderly families	19		
Families with Disabilities	305		
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	299		
2 BR	295		
3 BR	234		
4 BR	46		
5 BR	7		
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. (See 2002 grant application submission.)
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: Market available public housing units and Section 8 Vouchers in publications for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: Provide vital documents in languages other than English as outlined in the City of Madison Language Assistance Plan currently being developed.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

- Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	892,000	
b) Public Housing Capital Fund	1,345,789	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,700,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
2. Resident Opportunity and Self-Sufficiency Grants		
a) Community Development Block Grant		
b) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,856,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Interest	50,000	
Total resources	11,843,789	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: When vacancies occur and families are selected from the waiting list.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other: Personal References
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source: Resident Handbook

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: When search is documented.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? Will be presented to the Board by November 1, 2002.

3. If yes to question 2, list these policies below:

Hardship Exemptions

The CDA will notify all participant families subject to a minimum rent of their right to request a minimum rent hardship exemption under the law.

The CDA will immediately grant the minimum rent exemption to all families who request it effective the first month following the request.

The Minimum Rent will be suspended until the CDA determines whether the hardship is:
Covered by statute
Temporary or long term

If the CDA determines that the minimum rent is not covered by statute, the CDA will impose a minimum rent including payment for minimum rent from the time of suspension.

In order for a family to qualify for a hardship exemption the family's circumstances must fall into one of the following criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including:

Loss of employment

Death in the family

Other circumstances as determined by the CDA or HUD

If the CDA determines that the hardship is temporary (less than 90 days), a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90-day period commencing on the date of the family's request for exemption.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below) Elderly or disabled or elderly only developments.

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) S8 FMR adjusted for local conditions.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Market Rent Comparables

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Hardship Exemptions

The CDA will notify all participant families subject to a minimum rent of their right to request a minimum rent hardship exemption under the law.

The CDA will immediately grant the minimum rent exemption to all families who request it effective the first month following the request.

The Minimum Rent will be suspended until the CDA determines whether the hardship is:

Covered by statute
Temporary or long term

If the CDA determines that the minimum rent is not covered by statute, the CDA will impose a minimum rent including payment for minimum rent from the time of suspension.

In order for a family to qualify for a hardship exemption the family's circumstances must fall into one of the following criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including:

Loss of employment

Death in the family

Other circumstances as determined by the CDA or HUD

If the CDA determines that the hardship is temporary (less than 90 days), a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90-day period commencing on the date of the family's request for exemption.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	732	20%
Section 8 Vouchers	1509	40%
Section 8 Certificates		
Section 8 Mod Rehab	8	5%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	207	3%
Other Federal Programs (list individually)		
New Approach Anti-Drug Program	313	7%
Housing Counseling	200	
Section 8 New Construction	112	15%

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

1. Admissions & Occupancy Policy
2. Pest Control Policy
3. Resident Handbook
4. Public Housing Lease

(2) Section 8 Management: (list below)

1. Administrative Plan
2. Section 8 Homeownership Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Romnes Apartments
1b. Development (project) number:	WI040
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>08/11/95</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	167
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

1a. Development name:	WI 013 Gay Braxton Apts
1b. Development (project) number:	WI 130 Parkside WI050 Tenney
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	08/11/95
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	291
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Karabis Apartments
1b. Development (project) number:	WI110
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	08/11/95
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	20
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD
FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

- Requirements no longer applicable: site now has less than 300 units
 Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below: See program policies attached.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation

Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Housing Counseling	424	Waiting List	PHA Main Office	Both
*ROSS-RSDM Transportation	20	PH Family Residents	West & East Dev Offices, Referral	PH Families
*ROSS-RSDM Case Management	24	PH Family Residents	West & East Dev Offices, Referral	PH Families
*ROSS-RSDM Youth Job Mentoring	14	PH Youth Residents	West & East Dev Offices, Referral	PH Families
*ROSS-RSDM Drug Prevention	75	PH East Youth Residents	West & East Dev Offices, Referral	PH Families
Food Fair	180	All Romnes	West Dev Office	PHA
Nutrition Site Program	563	Romnes & Triangle	West & Triangle Dev Offices	PHA
CDA Resident Employment	5	All	All Sites	PH
GAP Case Management	75	All Elderly/Disabled	All Sites	PH
Meriter Triangle Nurse	250	Elderly/Disabled	Triangle Dev Office	PHA
Triangle Community Ministry	96	All Triangle	Triangle Dev Office	PHA

*Based on funding

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
 - 1. There are higher levels of unexcused absenteeism for students of all grades living in the same or all of the CDA's developments as a percentage or ratio of the rate outside of its developments.

2. There are higher levels of school dropout rates for youth living in the same or all of the CDA's developments as a percentage or ratio of the rate outside of its developments.
3. There are higher levels of emergency room admissions in the same or all of the CDA's developments as a percentage or ratio of the rate outside of its developments.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
 1. Analysis of school dropout rate and level of absenteeism, provided by the Madison Metropolitan School District, for youth that can be related to drug-related crime as a percentage or ratio of the rate outside the CDA developments.
 2. Analysis of emergency room admissions data provided by the City of Madison Fire Department/Emergency Medical Service for drug use or that result from drug-related crime.
 3. Drug Elimination Technical Assistant Grants.
 4. The numbers of lease terminations or evictions for drug-related crime at the PHA's developments.
 5. The City of Madison's Consolidated Plan identifies the level of the problem and the urgency in meeting this need.

3. Which developments are most affected? (list below)

Wright	(WI39-P003-001A)
Webb/Rethke	(WI39-P003-001B)
Baird/Fisher	(WI39-P003-001D)
Truax	(WI39-P003-008)
Gay Braxton	(WI39-P003-001C)
Brittingham	(WI39-P003-006)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Wright	(WI39-P003-001A)
Webb/Rethke	(WI39-P003-001B)
Baird/Fisher	(WI39-P003-001D)
Truax	(WI39-P003-008)
Gay Braxton	(WI39-P003-001C)
Brittingham	(WI39-P003-006)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

- 1. Police provide initial contact sheets and police reports to conduct applicant screening

2. Which developments are most affected? (list below)

Wright	(WI39-P003-001A)
Webb/Rethke	(WI39-P003-001B)
Baird/Fisher	(WI39-P003-001D)
Truax	(WI39-P003-008)
Gay Braxton	(WI39-P003-001C)
Brittingham	(WI39-P003-006)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? **Program funding discontinued.**
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Admissions & Continued Occupancy Policy

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting

- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Madison, Wisconsin

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

**Annual Statement /Performance
and Evaluation Report**

Part I: Summary
Capital Fund Program (CFP) 2002

**U.S. Department of Housing
and Urban Development
Office of Public and Indian
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA Name Community Development Authority of the City of Madison	Comprehensive Grant Number WI39-P003-501-01	FFY of Grant Approval 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance & Evaluation Report for Program Year Ending _____
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	150,000.00	50,000.00	0.00	0.00
3	1408 Management Improvements	292,700.00	447,300.00	0.00	0.00
4	1410 Administration	133,900.00	104,000.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,720.00	10,461.32	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	17,000.00	6,006.28	0.00
10	1460 Dwelling Structures	741,000.00	595,000.00	139,000.00	24,168.60
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00	65,000.00	0.00	0.00
13	1475 Nondwelling Equipment	38,000.00	37,027.68	25,027.68	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency	31,000.00	20,000.00	0.00	0.00
20	Amount of Annual Grant (Sum of Lines 2-19)	1,418,320.00	1,345,789.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date _____ Signature of Public Housing Director/Office of Native American Programs Administrator and Date _____

X

X

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-1 A,B,C,D Sites	1. Flooring ABD 4 of 5	1460		55,000.00	30,000.00	139,000.00	24,168.60	Underway
	2. Cabinet/Countertop Repl. (AD)	1460		355,000.00	295,000.00			
	3. Storm Doors (ABD)	1460		35,000.00	40,000.00			
	4. A & E Services	1430		8,000.00	8,000.00			
	5. Siding Replacement A site	1460		0.00	139,000.00			
	6. Maintenance Facility	1475		0.00	65,000.00			
				453,000.00	577,000.00	139,000.00	24,168.60	

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

Signature of Executive Director and Date _____ Signature of Public Housing Director/Office of Native American Programs Administrator and Date _____

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-4 Romnes Apts.	1. Unit Flooring Repl. 6 of 20 2. Community Room Improvmnts	1460 1460		15,000.00 0.00	15,000.00 30,000.00			
				15,000.00	45,000.00			

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-5 Tenney Park Apts.	1. Vehicle #11	1475		20,000.00	25,027.68	25,027.68		
				20,000.00	25,027.68	25,027.68		

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Annual Statement /Performance and Evaluation Report

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**U.S. Department of Housing and Urban Development
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-6 Brittingham Apts.	1. Range Hood Replacement	1460		0.00				
				0.00				

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-7	1. Closet door Replacement	1460		40,000.00	0.00			
Scattered	2. Unit Floor/Base Repl. 1 of 5	1460		18,000.00	18,000.00			
Sites	3. A & E Services	1430		5,000.00	0.00			
				63,000.00	18,000.00			

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-8	1. Roof Replacement	1460		120,000.00	0.00			Moved to future
Truax Park Apts.	2. A & E Services	1430		6,500.00	0.00			
				126,500.00	0.00			

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Annual Statement /Performance and Evaluation Report

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OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-9 Scattered Sites								
				0.00				

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OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-13 Scattered Sites								
				0.00				

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Annual Statement /Performance and Evaluation Report

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Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
ALL	1. Sundry	1430		2,220.00	2,461.32			Underway
PHA Wide	2. Contingency	1502		31,000.00	20,000.00	6006.28		
	3. Site Improvements	1450		10,000.00	17,000.00			
	4. Computer Hardware (5 New PC's 14K) (Server Upgrade 4K)	1475		18,000.00	12,000.00			
	5. Accessibility Improvements	1460		3,000.00	3,000.00			
	6. On Demand	1460		100,000.00	25,000.00			
	7. Operations	1406		150,000.00	50,000.00			
				314,220.00	129,461.32	6,006.28		

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Management	1. Computer Software	1408		12,000.00	20,000.00			
Improvements	2. Computer Coordinator	1408		27,000.00	29,500.00			
PHA Wide	3. Housing Counsellor	1408		20,000.00	37,000.00			
	4. Program Eligibility Monitor	1408		30,000.00	27,300.00			
	5. Marketing	1408		15,000.00	8,000.00			
	6. Resident Laborer	1408		60,000.00	127,300.00			
	7. Resident Clerk	1408		30,000.00	34,000.00			
	8. Maintenance Training	1408		7,000.00	5,000.00			
	9. Management Training	1408		10,000.00	10,000.00			
	10. Resident Liaison	1408		0.00	0.00			
	11. Security	1408		35,000.00	103,000.00			
	12. Resident Services Coordinator	1408		25,000.00	40,500.00			
	13. Project Assistant	1408		19,000.00	0.00			
	14. Residents Assoc. Training	1408		1,000.00	2,000.00			
	15. AAspire Student	1408		1,700.00	3,700.00			
				292,700.00	447,300.00			

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

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	1. Grants Administrator 100%	1410		67,500.00	77,800.00			
PHA Wide	2. Administrative Clerk 50%	1410		47,900.00	26,200.00			
	3. Maintenance Supervisor	1410		3,500.00	0.00			
	4. Program Analyst	1410		7,100.00	0.00			
	5. Unit Director	1410		7,900.00	0.00			
				133,900.00	104,000.00			

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2002

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
A & E	3-1 2. Cabinet/Countertop Repl.	1430		8,000.00	8,000.00	0.00	0.00	
Summary	3-7 1. Closet door Repl.	1430		5,000.00	0.00	0.00	0.00	
Sheet	3-8 1. Roof Replacement	1430		6,500.00	0.00	0.00	0.00	
				19,500.00	8000.00			

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Moved								
				0.00				

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Summary 5 year 2002

2003	2004	2005	2006
1,345,789.00	1,345,789.00	1,345,789.00	1,345,789.00

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-001	A, B, C, D Sites	8	5.1%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Kitchen Cabinet/counters B site		130,000.00	2004
Flooring ABD 5 of 5		20,000.00	2003
A & E Services		0.00	2003
		150,000.00	
2004			
Stove Replacement A,B,D		30,000.00	2004
		30,000.00	
2005			
Vanity Top Repl. C		10,000.00	2006
Water Heater Repl. ABD		60,000.00	2006
		70,000.00	
2006			
Ref. Replacement A,B,D		35,000.00	2007
Asphalt Paving Repl. C		40,000.00	2008
Water Softener Repl.		35,000.00	2007
Rear Concrete Pad (ABD)		30,000.00	2003
A/C Installation (ABD Sites)		145,000.00	2003
		285,000.00	
Total estimated cost over next 5 years		988,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-004	Romnes Apartments	2	1.2%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Unit Floor Repl. 7 of 20		15,000.00	2004
Office Improvements		10,000.00	2003
		25,000.00	
2004			
Medicine Cabinet Repl.		25,000.00	2004
Bath Vanity		84,000.00	2004
Unit Floor Repl. 8 of 20		15,000.00	2005
Power Assist Doors A, D		5,000.00	2004
A & E Services		3,000.00	2004
		132,000.00	
2005			
Roof repl. inclu. Comm Room		175,000.00	2005
Unit Floor Repl. 9 of 20		20,000.00	2006
Kitchen / Dining Improvements		30,000.00	2004
		225,000.00	
2006			
Public Bath Accessibility		6,000.00	2007
RSVP offices improvements		20,000.00	2008
		26,000.00	
Total estimated cost over next 5 years		423,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-005	Tenney Park Apartments	3	7.3%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003 Unit Floor Repl.		3,500.00 3,500.00	2004
2004 Hallway paint, carpet, lighting		33,000.00	2004
Unit Floor Repl.		3,000.00	2005
		36,000.00	
2005 Unit Floor Repl.		3,000.00	2006
Water Softner Repl.		7,000.00	2005
		10,000.00	
2006 Unit Floor Repl.		3,000.00	2007
Exit door repl.		30,000.00	2008
Hardware repl.		5,000.00	2008
Water Htr Repl. 302		1,000.00	2007
		39,000.00	
Total estimated cost over next 5 years		108,500.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-006	Brittingham Apartments	5	3.1%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003 Patio Awning & Furniture		12,000.00	2003
2004 Hallway paint-frames/walls		45,000.00	2005
Water Softner Repl.		5,000.00	2004
A & E Services		1,000.00	2004
		51,000.00	
2005 Unit Flr/Base Repl. 1 of 17		10,000.00	2006
Hallway flooring/base Repl.		66,000.00	2005
Lobby area carpet/base repl.		9,000.00	2005
Bath exhaust fans		60,000.00	2006
		145,000.00	
2006 Unit Flr/Base Repl.		10,000.00	2007
Boiler Replacement		55,000.00	2008
Comm. Rm. Carpet Repl.		3,000.00	2007
		68,000.00	
Total estimated cost over next 5 years		276,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-007	Scattered Sites	0	0%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Unit Flr/Base Repl. 2 of 5		18,000.00	2004
Exterior Stain Stein-Traceway-Grnwly.		25,000.00	2004
Vehicle #5		21,500.00	2004
Exterior Storage Door Repl.		12,000.00	2004
Closet Door Repl.		40,000.00	
		116,500.00	
2004			
Unit Flr/Base Repl. 3 of 5		18,000.00	2005
Exterior Stain Traceway		8,000.00	2005
Interior door/frame Repl.		84,000.00	2005
Exterior Lighting		25,000.00	2004
		135,000.00	
2005			
Unit Flr/Base Repl. 4 of 5		18,000.00	2006
Stove Replacement		8,000.00	2005
Extr Stain All Catalpa-Sequia		10,000.00	2006
Water Htr Repl		10,000.00	2005
		46,000.00	
2006			
Play Equipment		10,000	2008
Total estimated cost over next 5 years		370,500.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-008	Truax Park Apartments	6	6.9%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Kit. Cabinet Repl.		370,000.00	2004
Unit Flr / Base Repl. 1 of 8		30,000.00	2004
A & E Services		8,000.00	2003
		408,000.00	
2004			
Dumpster Enclosure Repl.		30,000.00	2005
Sewer Replacement		12,000.00	2005
Unit Flr / Base Repl. 2 of 8		30,000.00	2005
Parking Lots Asphalt Repl.		84,000.00	2006
Roof Replacement		130,000.00	
		286,000.00	
2005			
Stove Replacement		30,000.00	2006
Unit Flr / Base Repl. 3 of 8		30,000.00	2006
Play Equipment		35,000.00	2005
Sewer Replacement		12,000.00	2006
		107,000.00	
2006			
Unit Flr / Base Repl.		30,000.00	2007
Entrance door hdwr. Repl.		15,000.00	2008
Balcony Stor. Door Paint		12,000.00	2008
Sewer Replacement		12,000.00	2007
Five-Bedroom Conversion		53,000.00	2008
Water Htr. Repl. (10)		7,000.00	2007
A/C Sleeve Installation		120,000.00	2005
		249,000.00	
Total estimated cost over next 5 years		1,176,500.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-009	Scattered Sites	2	4%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			2003
2004			
Storm door Repl.		25,000.00	2004
		25,000.00	
2005			
Closet door repl.		90,000.00	2006
Water Heater Repl.		15,000.00	2006
		105,000.00	
2006			
Stove Replacemnt		13,000.00	2007
Bath Exhaust fans		25,000.00	2008
		38,000.00	
Total estimated cost over next 5 years		168,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-0013	Scattered Sites	1	2.9%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003		0.00	
2004 Vehicle #14		20,000.00	2004
2005 Bath Exhaust fans X17		7,000.00	2006
2006		0.00	
Total estimated cost over next 5 years		27,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
All PHA Wide	All PHA Wide	27	3.6%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Sundry		2,489.00	2004
Contingency		22,000.00	2004
Site Improvements		15,000.00	2004
Computer Hardware (Server Replacement 49K) (5 New PC's 14K)		12,000.00	2004
Accessibility Improvements		3,000.00	2004
On Demand		25,000.00	2003
Operations		0.00	2003
		79,489.00	
2004			
Sundry		2,489.00	2005
Contingency		22,000.00	2005
Site Improvements		15,000.00	2005
Computer Hardware (Server Replacement 49K) (5 New PC's 14K)		12,000.00	2005
Accessibility Improvements		3,000.00	2005
On Demand		25,000.00	2004
Operations		0.00	2004
		79,489.00	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
All PHA Wide	All PHA Wide	27	3.6%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2005			
Sundry		2,489.00	2006
Contingency		22,000.00	2006
Site Improvements		15,000.00	2006
Computer Hardware (Server Replacement 49K) (5 New PC's 14K)		12,000.00	2006
Accessibility Improvements		3,000.00	2006
On Demand		25,000.00	2005
Operations		0.00	2005
		79,489.00	
2006			
Sundry		2,489.00	2006
Contingency		22,000.00	2006
Site Improvements		15,000.00	2006
Computer Hardware (Server Replacement 49K) (5 New PC's 14K)		12,000.00	2006
Accessibility Improvements		3,000.00	2006
On Demand		25,000.00	2005
Operations		0.00	2005
		79,489.00	
Total estimated cost over next 5 years		632,176.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Management Improvements	Management Improvements		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Computer Software		20,000.00	2004
Computer Coordinator		29,500.00	2004
Housing Counsellor		37,000.00	2004
Program Eligibility Monitor		27,300.00	2004
Marketing		8,000.00	2004
Resident Laborer		127,300.00	2004
Resident Clerk		34,000.00	2004
Maintenance Training		5,000.00	2004
Management Training		10,000.00	2004
Resident Liaison		0.00	
Security		103,000.00	2004
Resident Services Coordinator		40,500.00	2004
Project Assistant		0.00	2004
Residents Assoc. Training		2,000.00	2004
AAspire Student		3,700.00	
		447,300.00	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Management Improvements	Management Improvements		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2004			
Computer Software		20,000.00	2005
Computer Coordinator		29,500.00	2005
Housing Counsellor		37,000.00	2005
Program Eligibility Monitor		27,300.00	2005
Marketing		8,000.00	2005
Resident Laborer		127,300.00	2005
Resident Clerk		34,000.00	2005
Maintenance Training		5,000.00	2005
Management Training		10,000.00	2005
Resident Liaison		0.00	
Security		103,000.00	2005
Resident Services Coordinator		40,500.00	2005
Project Assistant		0.00	2005
Residents Assoc. Training		2,000.00	2005
AAspire Student		3,700.00	
		447,300.00	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Management Improvements	Management Improvements		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2005			
Computer Software		20,000.00	2006
Computer Coordinator		29,500.00	2006
Housing Counsellor		37,000.00	2006
Program Eligibility Monitor		27,300.00	2006
Marketing		8,000.00	2006
Resident Laborer		127,300.00	2006
Resident Clerk		34,000.00	2006
Maintenance Training		5,000.00	2006
Management Training		10,000.00	2006
Resident Liaison		0.00	
Security		103,000.00	2006
Resident Services Coordinator		40,500.00	2006
Project Assistant		0.00	2006
Residents Assoc. Training		2,000.00	2006
AAspire Student		3,700.00	
		447,300.00	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Management Improvements	Management Improvements		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2006			
Computer Software		20,000.00	2007
Computer Coordinator		29,500.00	2007
Housing Counsellor		37,000.00	2007
Program Eligibility Monitor		27,300.00	2007
Marketing		8,000.00	2007
Resident Laborer		127,300.00	2007
Resident Clerk		34,000.00	2007
Maintenance Training		5,000.00	2007
Management Training		10,000.00	2007
Resident Liaison		0.00	2007
Security		103,000.00	2007
Resident Services Coordinator		40,500.00	2007
Project Assistant		0.00	2007
Residents Assoc. Training		2,000.00	2007
AAspire Student		3,700.00	
		447,300.00	
Total estimated cost over next 5 years		2,081,900.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Administration	Administration		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2003			
Grants Administrator	100%	77,800.00	2004
Administrative Clerk	50%	26,200.00	2004
		104,000.00	
2004			
Grants Administrator	100%	77,800.00	2005
Administrative Clerk	50%	26,200.00	2005
		104,000.00	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA - wide physical or management improvements planned in the next 5 PHA .fiscal year. Copy this table as many times as necessary. Note : PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Administration	Administration		
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2005			
Grants Administrator	100%	77,800.00	2006
Administrative Clerk	50%	26,200.00	2006
		104,000.00	
2006			
Grants Administrator	100%	77,800.00	2007
Administrative Clerk	50%	26,200.00	2007
		104,000.00	
Total estimated cost over next 5 years		549,900.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI39-P003-001	A, B, C, D Sites	5	3.2%
Description of Needed Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
2004 3-1			
Entr / Strm. door repl. C		38,000.00	2004
Slab Unit Insul. Removal		5,000.00	2005
Medicine Cab. Repl. A,B,C,D		27,000.00	2004
ABD Shower/Tub Door Repl.		40,000.00	2005
Bath tub refinish		40,000.00	2005
Entr./Strm. door repl. ABD		115,000.00	2004
Hardware repl.		13,000.00	2006
3-4			
Parking Lot Resurface		55,000.00	2004
3-5			
Interior Signage		2,000.00	2004
3-6			
3-8			
Parking Lots Asphalt Repl.		84,000.00	2003
Basement frame and door repl.		40,000.00	2003
Gutters		25,000.00	2003
Street Improvements		120,000.00	2005
		604,000.00	

**Annual Statement /Performance
and Evaluation Report**

Part I: Summary
Capital Fund Program (CFP) 2001

**U.S. Department of Housing
and Urban Development
Office of Public and Indian
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA Name Community Development Authority of the City of Madison	Comprehensive Grant Number WI139-P003-501-01	FFY of Grant Approval 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number Performance & Evaluation Report for Program Year Ending June 30, 2002
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	175,000.00	175,000.00	175,000.00	175,000.00
3	1408 Management Improvements	339,000.00	493,800.00	493,800.00	9,838.13
4	1410 Administration	133,900.00	143,400.00	143,400.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,720.00	12,443.75	7,471.78	7,439.15
8	1440 Site Acquisition				
9	1450 Site Improvement	98,000.00	35,000.00	21,429.41	16,156.76
10	1460 Dwelling Structures	544,000.00	460,399.93	294,915.56	290,073.56
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,000.00	66,003.29	55,668.06	55,428.77
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency	43,700.00	32,273.03	0.00	0.00
20	Amount of Annual Grant (Sum of Lines 2-19)	1,418,320.00	1,418,320.00	1,191,684.81	553,936.37
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	10,000.00	103,000.00		
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date
X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date
X

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-1	1. Playground Equipment	1450		25,000.00	0.00	0.00	0.00	Moved to 2000
A,B,C,D	2. Roof Replacement (C)	1460		106,000.00	0.00	0.00	0.00	Moved to the future
Sites	3. Flooring ABD 3 of 5	1460		55,000.00	55,000.00	14,145.62	9,303.62	Underway
	4. Siding Replacement D site	1460		156,000.00	0.00	0.00	0.00	Moved to 2000
	5. A & E Services	1430		3,000.00	445.00	445.00	445.00	Complete
				345,000.00	55,445.00	14,590.62	9,748.62	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-4 Romnes Apts.	1. Unit Flooring Repl. 5 of 20	1460		15,000.00	28,000.00	20,508.24	20,508.24	Underway
				15,000.00	28,000.00	20,508.24	20,508.24	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-5 Tenney Park Apts.								

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-6	1. Dining Room Furniture	1475		0.00	0.00	0.00	0.00	Delete
Brittingham Apts.	2. Vehicle #9 S-10 P.U.	1475		25,000.00	20,003.29	20,003.29	19,764.00	Underway
				25,000.00	20,003.29	20,003.29	19,764.00	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-7	1. Exterior Stain Turbot & S.Thomp.	1460		11,000.00	8,985.00	8,985.00	8,985.00	Complete
Scattered	2. Patio Door Repl. w/ window	1460		19,000.00	7,930.00	7,930.00	7,930.00	Complete
Sites	2. Storm Door Repl.	1460		0.00	21,600.00	21,600.00	21,600.00	Returned from 2000, complete
	4. A & E Services	1430		2,000.00	2,000.00	180.00	180.00	Complete
	5. Roof replacements	1460		0.00	139,450.00	139,450.00	139,450.00	New Line Item, complete
	6. Floor Replacement	1460		0.00	12,000.00	6,564.88	6,564.88	New Line Item, underway
				32,000.00	191,965.00	184,709.88	184,709.88	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-8	1. Sewer Replacement	1460		14,000.00	0.00	0.00	0.00	Moved to future
Truax Park	2. Floor Drain / Plumbing Improv.	1460		45,000.00	44,866.43	44,866.43	44,866.43	Complete
Apts.	3. Playground Equipment	1450		30,000.00	0.00	0.00	0.00	Moved to 2000
	4. A & E Services	1430		4,000.00	1,998.75	1,998.75	1,998.75	Complete
	5. Rubber Base Replacement	1460		0.00	5,000.00	1,048.00	1,048.00	New Line Item, underway
				93,000.00	51,865.18	47,913.18	47,913.18	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-9	1. Dumpster Enclosure Repl.	1460		10,000.00	5,568.50	5,568.50	5,568.50	Complete
Scattered	2. Playground Equip. Repl.	1450		25,000.00	0.00	0.00	0.00	Moved to 2000
Sites	3. Flooring Replacement	1460		0.00	14,000.00	7,156.05	7,156.05	Underway
				35,000.00	19,568.50	12,724.55	12,724.55	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-13	1. A/C Sleeves Installation	1460		35,000.00	40,000.00	0.00	0.00	Underway
Scattered Sites	2. Vehicle #8 1 ton stake	1475		35,000.00	36,000.00	35,664.77	35,664.77	Underway
	3. A & E Services	1430		3,000.00	3,000.00	990.00	990.00	Underway
				73,000.00	79,000.00	36,654.77	36,654.77	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
ALL	1. Sundry	1430		2,720.00	5,000.00	3,858.03	3,825.40	Underway
PHA Wide	2. Contingency	1502		43,700.00	32,273.03	0.00		
	3. Site Improvements	1450		18,000.00	35,000.00	21,429.41	16,156.76	Underway
	4. Computer Hardware (% of 10 New PC's 23K) (% of Server Upgrade 4K)	1475		10,000.00	10,000.00	0.00	0.00	
	5. Accessibility Improvements	1460		3,000.00	3,000.00	28.80	28.80	Underway
	6. On Demand	1460		75,000.00	75,000.00	17,064.04	17,064.04	Underway
	7. Operations	1406		175,000.00	175,000.00	175,000.00	175,000.00	Complete
					327,420.00	335,273.03	217,380.28	212,075.00

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Management	1. Computer Software	1408		20,000.00	20,000.00	20,000.00	7,614.73	Underway
Improvements	2. Computer Coordinator	1408		27,000.00	29,500.00	29,500.00		
PHA Wide	3. Housing Counselor	1408		20,500.00	37,000.00	37,000.00		
	4. Program Eligibility Monitor	1408		36,500.00	27,300.00	27,300.00		
	5. Marketing	1408		15,000.00	15,000.00	15,000.00		
	6. Resident Laborer	1408		105,000.00	127,300.00	127,300.00		
	7. Resident Clerk	1408		31,000.00	34,000.00	34,000.00		
	8. Maintenance Training	1408		5,000.00	5,000.00	5,000.00		
	9. Management Training	1408		10,000.00	10,000.00	10,000.00	2,223.40	
	10. Resident Liaison	1408		0.00	0.00	0.00		
	11. Security	1408		10,000.00	103,000.00	103,000.00		
	12. Resident Services Coordinator	1408		17,500.00	40,500.00	40,500.00		
	13. Project Assistant	1408		39,000.00	39,000.00	39,000.00		
	14. Residents Associations	1408		2,500.00	2,500.00	2,500.00		
	15. AAspire Student	1408		0.00	3,700.00	3,700.00		
				339,000.00	493,800.00	493,800.00	9,838.13	

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	1. Grants Administrator	1410		67,500.00	74,000.00	74,000.00		
PHA Wide	2. Administrative Clerk	1410		47,900.00	52,500.00	52,500.00		
	3. Maintenance Supervisor	1410		3,500.00	3,900.00	3,900.00		
	4. Program Analyst	1410		7,100.00	7,900.00	7,900.00		
	5. Unit Director	1410		7,900.00	5,100.00	5,100.00		
				133,900.00	143,400.00	143,400.00		

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Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
A & E	3-1 A & E Services	1430		3,000.00	3,000.00	445.00	445.00	Complete
Summary	3-7 A & E Services	1430		2,000.00	2,000.00	180.00	180.00	Complete
Sheet	3-8 A & E Services	1430		4,000.00	4,000.00	1,998.75	1,998.75	Complete
	3-13 A & E Services	1430		5,000.00	3,000.00	990.00	990.00	Underway
				14,000.00	12,000.00	3,613.75	3,613.75	

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program (CFP) 2001

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Moved								
				0.00				

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input type="checkbox"/> Performance & Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements	453,500.00			
4	1410 Administration	104,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,289.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000.00			
10	1460 Dwelling Structures	649,500.00			
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	46,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	32,000.00			
21	Amount of Annual Grant (Sum of Lines 2-20)	1,345,789.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs	103,000.00			
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director and Date X			Signature of Public Housing Director/Office of Native American Programs Administrator and Date X		

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-1	Stove Replacement A,B,D	1465		30,000.00				
A,B,C,D	Flooring ABD 5 of 5	1460		20,000.00				
Sites	A & E Services	1430						
				50,000.00				

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-4	Unit Floor Repl. 7 of 20	1460		14,000.00				
Romnes	Office Improvements	1460		10,000.00				
Apts.	A & E Services	1430		1,000.00				
				25,000.00				

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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-5 Tenney Park Apts.	Unit Floor Repl.	1460		3,500.00				
				3,500.00				

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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-6 Brittingham Apts.	Patio Awning & Furniture Lobby areas carpet/base repl.	1460 1460		12,000.00 27,000.00				
				39,000.00				

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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
---	--	---	--	----------------------------------	--	--	--

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-7	Unit Flr/Base Repl. 2 of 5	1460		18,000.00				
Scattered	Extr Stain Stein-Tracwy-Grnwy.	1460		25,000.00				
Sites	Vehicle #5	1475		21,500.00				
	Exterior Storage Door Repl.	1460		12,000.00				
	Closet Door Repl.	1460		55,000.00				
	A & E Services	1430		3,000.00				
				134,500.00				

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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-8	Kit. Cabinet Repl.	1460		395,000.00				
Truax Park	Unit Flr / Base Repl. 1 of 8	1460		30,000.00				
Apts.	A & E Services	1430		8,000.00				
				433,000.00				

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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-9 Scattered Sites				0.00				
				0.00				

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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 3-13 Scattered Sites				0.00				
				0.00				

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
ALL	Sundry	1430		3,289.00				
PHA Wide	Contingency	1502		32,000.00				
	Site Improvements	1450		15,000.00				
	Computer Hardware	1475		25,000.00				
	Accessibility Improvements	1460		3,000.00				
	On Demand	1460		25,000.00				
	Operations	1406		0.00				
				103,289.00				

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Management Improvements	1. Computer Software	1408		57,500.00				
	2. Computer Coordinator	1408		29,500.00				
PHA Wide	3. Housing Counsellor	1408		37,000.00				
	4. Program Eligibility Monitor	1408		0.00				
	5. Marketing	1408		4,000.00				
	6. Resident Laborers	1408		127,300.00				
	7. Resident Clerk	1408		34,000.00				
	8. Maintenance Training	1408		5,000.00				
	9. Management Training	1408		10,000.00				
	10. Security	1408		103,000.00				
	11. Resident Services Coordinator	1408		40,500.00				
	12. Residents Assoc. Training	1408		2,000.00				
	13. AAspire Student	1408		3,700.00				
				453,500.00				

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Grants Administrator 100%	1410		77,800.00				
PHA Wide	Administrative Clerk 50%	1410		26,200.00				
				104,000.00				

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**Annual Statement /Performance and Evaluation Report
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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Estimated Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
A & E Summary Sheet								
3-1	A & E Services	1430		5,000.00				
3-4	A & E Services	1430		1,000.00				
3-7	A & E Services	1430		2,000.00				
3-8	A & E Services	1430		8,000.00				
				16,000.00				

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Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**COMMUNITY DEVELOPMENT AUTHORITY
HOUSING OPERATIONS UNIT**

DECONCENTRATION POLICY

It is Community Development Authority (CDA) Housing Operations Unit's policy for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The CDA Housing Operations Unit will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Deconcentration Incentives

The CDA Housing Operations Unit may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of 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.

Offer of a Unit

When the CDA Housing Operations Unit discovers that a site will have vacancies, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goals.

The CDA Housing Operations Unit will make a first offer/letter of interest for the site. The family will be given ten (10) business days from the date of the letter to accept or decline the offer.

If the first offer is accepted, the application is sent to the Program Eligibility Monitor for screening. Upon successful completion of the screening, the file will be sent to the site manager.

Rejection of a Unit

If in making the first offer to the family the CDA Housing Operations Unit skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the first offer is declined, the family is placed on a waiting list until another vacancy occurs. When another vacancy occurs, if the family has a local preference, a second and final offer will be made. The second offer/letter of interest will be mailed to the family with instructions to return the offer within ten (10) business days.

If the second offer is accepted, the application is forwarded to the Program Eligibility Monitor for screening. Upon successful screening the file will be sent to the site manager.

If the CDA Housing Operations Unit did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause (if this is the second offer) the family's application will be cancelled.

If the family rejects the second offer with good cause, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal meeting of the decision to alter their application status.

Acceptance of Unit

Upon acceptance of a specific unit, all families (head of household) and other adult family members will be required to attend the Lease and Occupancy Orientation. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process.

The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, and the current schedule of routine maintenance charges. These documents will be explained in detail.

The signing of the lease and the review of financial information are to be privately handled. The head of household and all adult family members will be required to execute the lease prior to admission. One executed copy of the lease will be furnished to the head of household and the CDA Housing Operations Unit will retain the original executed lease in the tenant's file. A copy of the grievance procedure will be attached to the resident's copy of the lease.

The family will pay a security deposit at the time of lease signing. The security deposit will be equal to a set amount determined by the Housing Operations Unit.

In exceptional situations, the CDA Housing Operations Unit reserves the right to allow a new resident to pay their security deposit in up to three (3) payments. One third shall be paid in advance, one third with their second rent payment, and one third with their third rent payment. This shall be at the sole discretion of the CDA Housing Operations Unit.

In the case of a move within public housing, the security deposit for the first unit will be transferred to the second unit. Additionally, if the security deposit for the second unit is greater than that for the first, the difference will be collected from the family.

In the event there are costs attributable to the family for bringing the first unit into condition for re-renting, the family shall be billed for these charges.

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