



PHA Plans

5-Year Plan for Years 2020 – 2024

Annual Plan for Fiscal Year 2020

Community Development Authority, City of Madison

215 Martin Luther King, Jr., Boulevard
Madison Municipal Building – Suite 161
Madison, WI 53703
Cityofmadison.com/housing

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5-Year PHA Plan

Form HUD-50075-5Y

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.				
A.1	<p> PHA Name: Community Development Authority, City of Madison PHA Code: WI-003 PHA Plan for Fiscal Year Beginning: 01/2020 PHA Plan Submission Type: ✓ 5-Year Plan Submission </p> <p> The CDA PHA Five-Year and Annual Plan and all supporting documents are available at: www.cityofmadison.com/housing </p> <p> Hard copies of the plan may be made available at the following CDA offices: </p> <table border="1" data-bbox="237 869 1425 1003"> <tr> <td data-bbox="237 869 656 1003"> CDA Housing Operations 215 Martin Luther King, Jr., Blvd. Madison Municipal Building - Suite 161 Madison WI 53703 </td> <td data-bbox="656 869 896 1003"> CDA East Site Office 3538 Straubel Street Suite 101 Madison, WI 53704 </td> <td data-bbox="896 869 1154 1003"> CDA West Site Office 540 W. Olin Avenue Suite 200 Madison, WI 53715 </td> <td data-bbox="1154 869 1425 1003"> CDA Triangle Site Office 702 Braxton Place Madison, WI 53715 </td> </tr> </table> <p> <u>Attachment List</u> </p> <p> Attachment A PHA Annual Plan Element Revisions Attachment B Deconcentration Policy Attachment C Civil Rights Certification (HUD Form 50077-CR) Attachment D Statement of Financial Resources and Statement of Audit Findings Attachment E Resident Advisory Board Members, RAB Meeting Minutes, Public Hearing Meeting Minutes, and Authority’s Response Attachment F Certification by State or Local Officials of PHA Plan Consistency with the Consolidated Plan (form HUD-50077-CR) Attachment G Certification of Compliance with PHA Plans and Related Regulations (form HUD-50077-ST-HCV-HP) Attachment H Capital Fund Program – Five-Year Action Plan (form HUD-50075.2) Attachment I Capital Fund Annual Statement/Performance and Evaluation Report (form HUD-50075.1) Attachment J CDA Resolution No. 4342 </p>	CDA Housing Operations 215 Martin Luther King, Jr., Blvd. Madison Municipal Building - Suite 161 Madison WI 53703	CDA East Site Office 3538 Straubel Street Suite 101 Madison, WI 53704	CDA West Site Office 540 W. Olin Avenue Suite 200 Madison, WI 53715	CDA Triangle Site Office 702 Braxton Place Madison, WI 53715
CDA Housing Operations 215 Martin Luther King, Jr., Blvd. Madison Municipal Building - Suite 161 Madison WI 53703	CDA East Site Office 3538 Straubel Street Suite 101 Madison, WI 53704	CDA West Site Office 540 W. Olin Avenue Suite 200 Madison, WI 53715	CDA Triangle Site Office 702 Braxton Place Madison, WI 53715		

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Community Development Authority, of the City of Madison (CDA)'s mission is to create strong, sustainable, inclusive communities by:</p> <ul style="list-style-type: none"> • Providing safe, affordable housing for low-income residents • Utilizing housing as a platform for improving quality of life • Facilitating access to social and community services • Promoting economic opportunity • Providing highest quality of governance and services • Building inclusive and sustainable communities free from discrimination

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

Housing Needs

The CDA relies on a number of resources to identify the greatest needs for assisted housing. These sources include the City of Madison's Consolidated Plan, Impediments to Fair Housing report, and Madison's Biennial Housing Report, as well as CDA vacancy and wait list data.

In formulating its Consolidated Plan, the City of Madison takes into consideration U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, received from the U.S. Census Bureau's American Community Survey (ACS).

The City of Madison 2020-2024 Consolidated Plan includes City goals, which have an overarching purpose to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City of Madison's low- to moderate-income households.

Economic development and employment needs relate primarily to the need to enhance neighborhood vitality through support for additional employment opportunities and support for new and existing businesses. Neighborhood needs relate primarily to strengthening and enhancing the health of neighborhoods through support for strategic investments in community assets and amenities, as well as other planning and revitalization efforts.

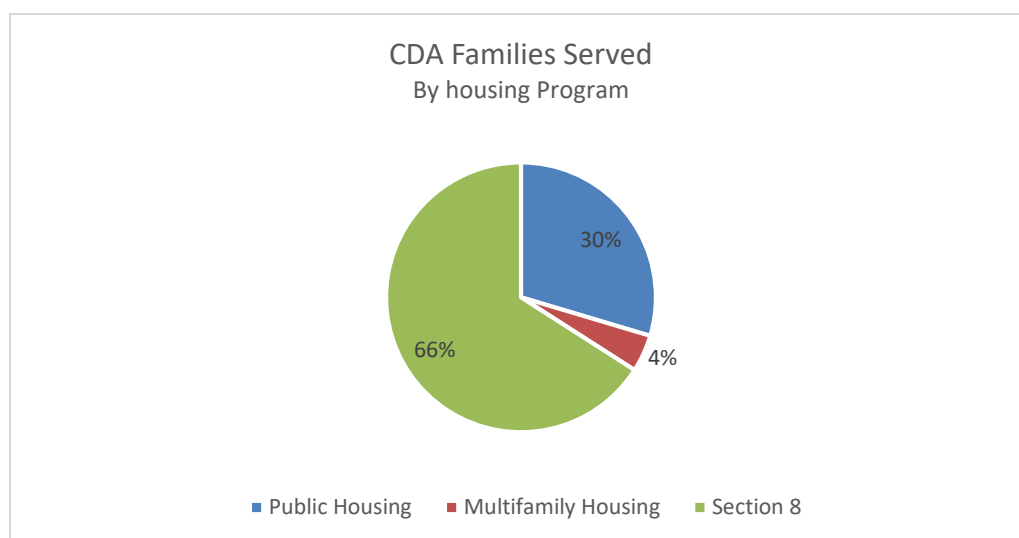
The City of Madison's housing needs revolve primarily around the high cost of housing and need for additional affordable housing. While housing quality, race, and non-housing factors play a role in the City's housing needs, housing cost burden is by far the leading challenge in the market. Moreover, the limited supply and rising cost of housing contributes to homelessness and racial inequity in housing. An overview of the Housing Needs Assessment is as follows.

- Housing needs are overwhelmingly driven by a mismatch between income and housing costs, resulting in high levels of housing cost burden. Housing cost burden is prevalent among non-family renter households with income below 30% of Area Median Income. The 2019 HUD Area Median Family Income (HAMFI) for the Madison, Wisconsin area is \$100,400 for a family of four (4).
- The 2010 Census shows Madison has a population of 233,209 individuals and 102,516 households. The 2009-2012 American Community Survey (ACS) data show that 36.9% of City of Madison households are single-person households. The same data shows that 27.1% of owner households are single-person households and that 46.7% of renter households are single-person households.
- The City of Madison does not have an accurate estimate of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.
- The most common housing problem is housing cost burden, particularly severe housing cost burden (paying over 50% of household income in housing costs). Housing cost burden is particularly prevalent among extremely low-income (under 30% of AMI) and renter households.
- The City of Madison housing market is predominantly composed of White households, with small but significant Black, Asian, and Hispanic populations. Some populations, particularly American Indian, Alaskan Native, and Pacific Islander populations, are very small and therefore difficult to measure. According to the CHAS data, race and ethnicity appear to influence housing opportunities, particularly as income increases.
- For households with incomes under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with incomes above 50% of AMI, African American households have significantly lower rates of housing problems than White, Asian, or Hispanic households.

- For households with incomes under 30% of AMI, the vast majority of households have one or more severe housing problems, regardless of race or ethnicity. However, for households with incomes above 30% of AMI, Asian and Hispanic households have significantly higher rates of severe housing problems.
- Populations of color are concentrated in the northern and southern parts of the City of Madison, which correspond to concentrations of housing cost burden. According to the CHAS data, race and ethnicity appear to influence housing cost burden. Black, Asian, and Hispanic households all have significantly higher rates of cost burden and severe cost burden than White households. Black households in particular have extremely high levels of housing cost burden, with over 50% of households affected.
- Asian and Hispanic households continue to have relatively high levels of housing problems, regardless of income. Black households have relatively low levels of housing problems when compared to their peers by income, but they have significantly higher levels of housing cost burden when viewed as a whole.
- The 2010 census stated that 22,383 people (or 9.6% of the Madison population) were of age 65 and over. Seventeen percent (17%) of the population over 60 years of age was 85 years of age and older, a commonly used measure for “frail” elderly.
- According to the ACS, the 2012 national average for adults age 18 to 64 with at least one disability was 10.1%. This compares to 6.7% for residents of the City of Madison. The breakdown by type of disability in the City of Madison was as follows:
 - Sensory: 1,815
 - Vision: 2,150
 - Cognitive: 5,066
 - Ambulatory: 5,343
 - Self-Care: 2,066
 - Independent Living: 3,342
- The Wisconsin Department of Health Services reported that between 1983 and 2013 there were 820 reported cases of HIV disease and 341 cases of AIDS in Dane County. In 2013, there were 423 current cases of HIV and 405 current cases of AIDS. These accounted for 12% of the documented AIDS cases in Wisconsin.

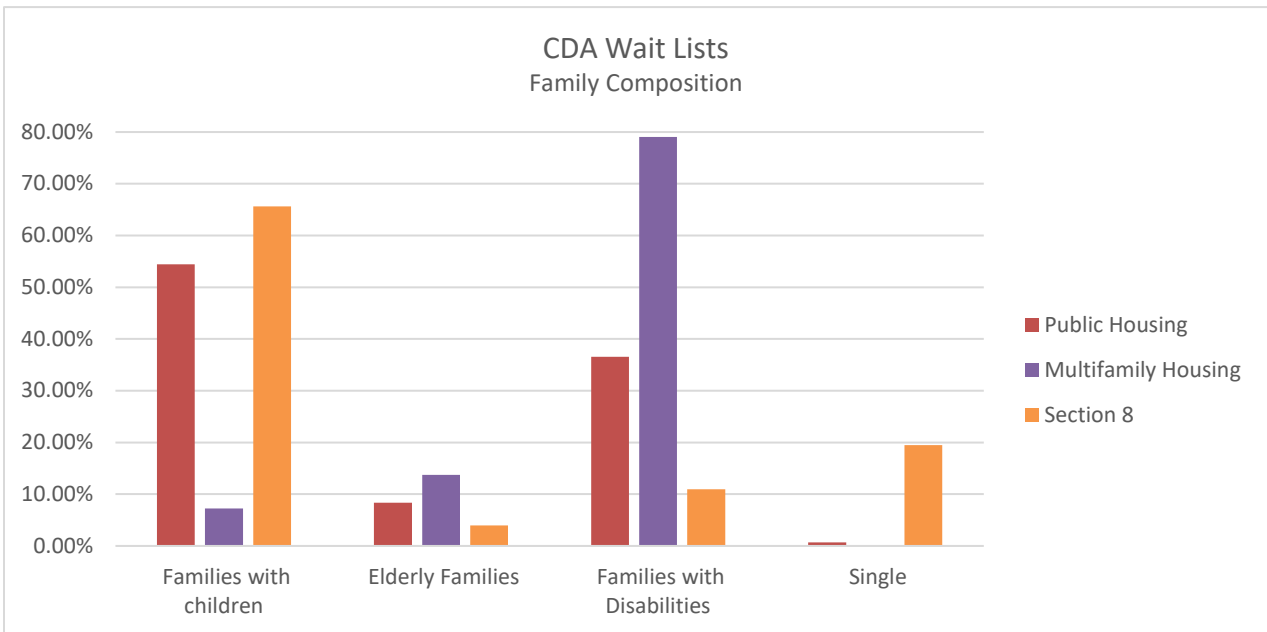
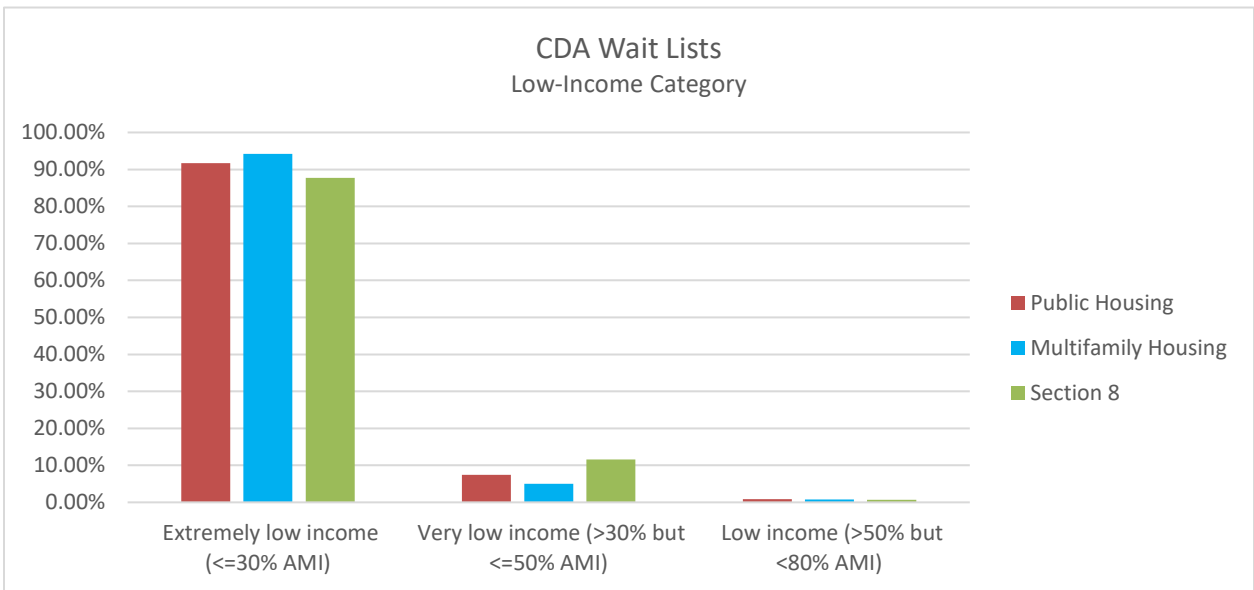
CDA Inventory

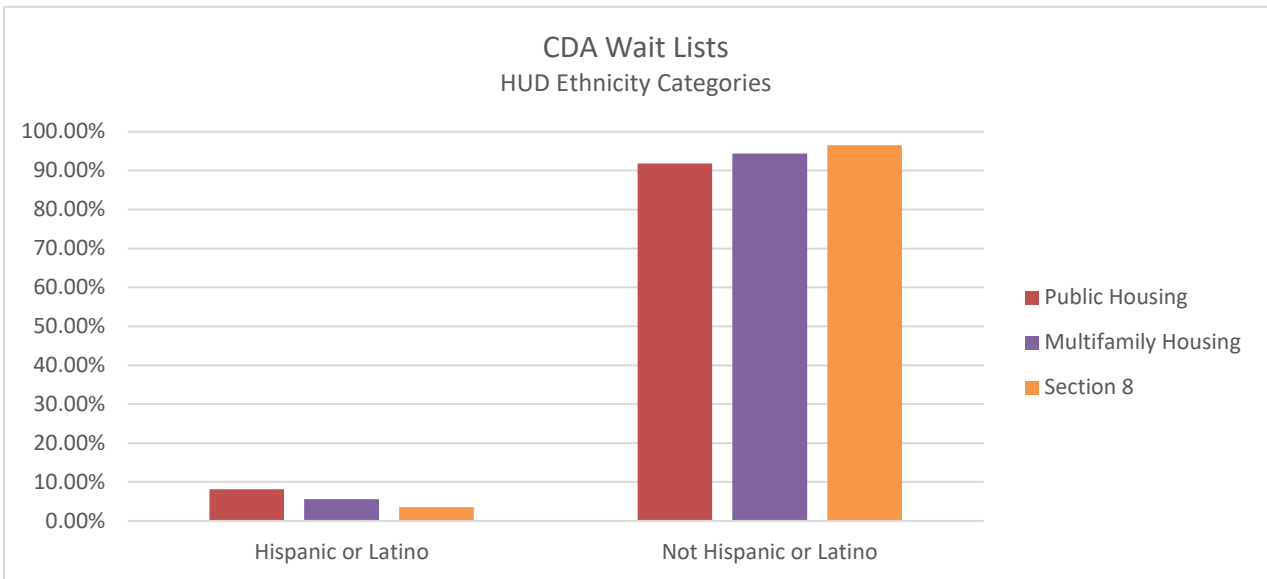
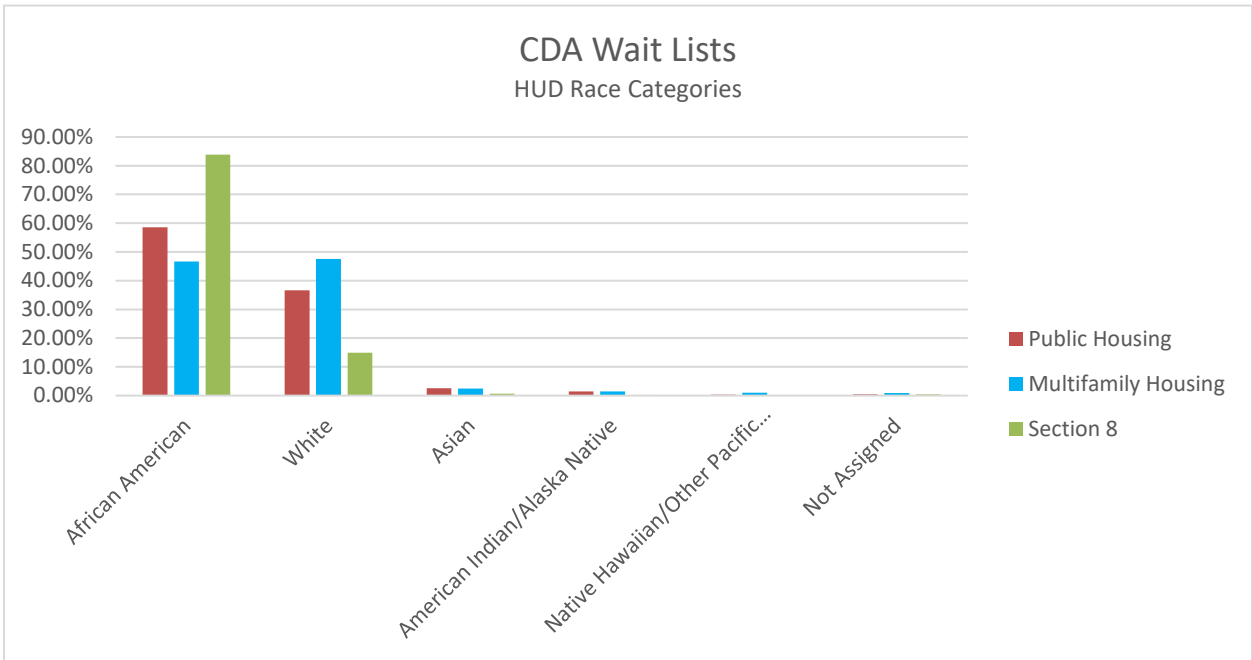
The CDA maintains 766 dwelling units of Public Housing, 115 dwelling units of Multifamily Housing, and the CDA is utilizing 1,701 Section 8 Housing Choice Vouchers (as of July 31, 2019). Total Combined units and vouchers = 2,582



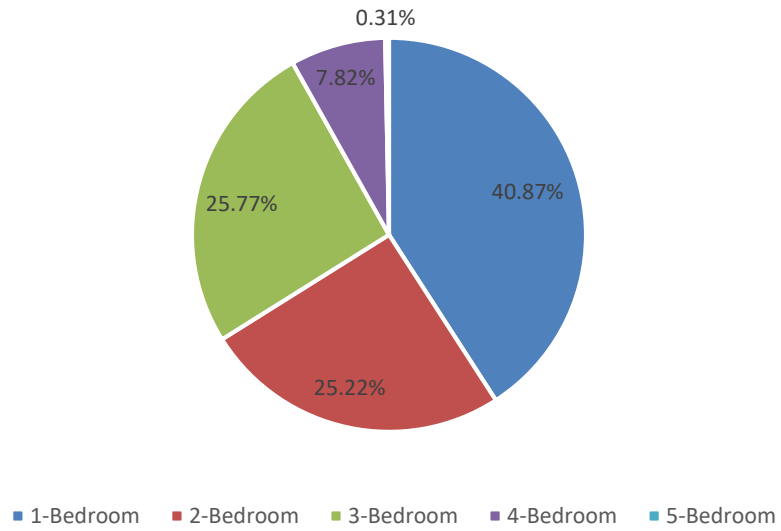
CDA Wait List Statistical Summary

The CDA maintains a wait list for its Public Housing, Multifamily Housing, and Section 8 Housing Choice Voucher Programs. CDA wait list statistics include income, family composition, race, and ethnicity categories. At least 88% of current wait list applicants fall into the extremely low-income category; and there is a significantly higher percentage of Non-Hispanic, African American households in need of subsidized or assisted housing. The CDA’s Section 8 wait list has been closed since 2014. The Public Housing and Multifamily Housing wait list are generally open for elderly, disabled, and families with minor children. “Single” is a non-disabled, non-elderly household with no minor children. Multifamily Housing consists of Parkside and Karabis Apartments and is designated as elderly and senior housing. HUD prohibits bedroom size assignment for Section 8 wait list applicants. Bedroom size is determined at voucher issuance. Therefore, the Section 8 wait list is not shown by bedroom size.

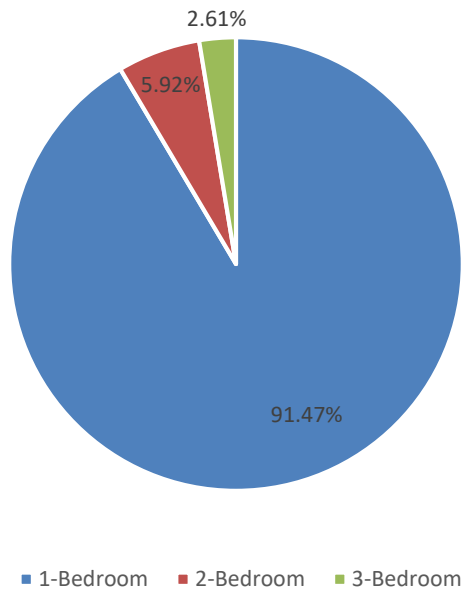




Public Housing Wait List
By Bedroom Size



CDA Multifamily Housing Wait List
By Bedroom Size



Goal 1: Expand the supply of assisted housing

Objectives:

- a) Reduce vacancies in Public and Multifamily Housing
- b) Increase or maintain funding
- c) Pursue partnerships with other agencies to provide additional assisted housing for qualifying families
- d) Improve Section 8 voucher lease up success rate and timing
- e) Provide homeownership programs for low-income families
- f) Effectively position existing CDA Public Housing portfolio for preservation
- g) Develop new dwelling units when feasible

Opportunities:

- Apply for available housing program funding
- Maintain occupancy at no less than 98% (adjusted for units in modernization) each fiscal year
- Increase voucher utilization per available Section 8 vouchers, and subject to availability of funds
- Provide outreach to potential landlords, including education on the Section 8 program through website videos; and provide convenient access to data for participating landlords for efficiency and improved landlord satisfaction
- Continue to support voucher mobility
- Continue the Veterans Affairs Supportive Housing (VASH) Program, Family Unification Program (FUP), and Moving Up Program (MUP) to assist the City of Madison's homeless reduction efforts
- Secure an inventory of suitable units for VASH, MUP, and FUP through holding agreements
- Secure funding for application fees, deposit, and first month's rent for VASH, MUP, and FUP new lease-ups
- Continue to provide project-based voucher (PBV) contracts to assist in securing more affordable housing in the City of Madison; and develop strong partnership for effective use of PBVs
- Increase the number of low-income home ownership by administer the Section 8 homeownership program
- Assess the CDA's current inventory of housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option; develop a site-by-site preservation strategy; and maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties
- Leverage private financing for developing new dwelling units within HUD guidelines
- Work with the Department of Housing and Urban Development to increase the number of occupied housing units in the CDA's portfolio, including re-occupying modernized and vacant units
- Increase the opportunities for affordable home ownership through community efforts that include for-sale affordable and mixed-income housing production in partnership with non-profit and private developers
- Utilize Capital Funds for redevelopment when appropriate
- Participate in affordable housing preservation task force or strategy team
- Convert Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program
- Utilize updated policy to address over-income families in the Public Housing program

Goal 2: Improve the quality of assisted housing

Objectives:

- a) Renovate and/or modernize Public Housing and Multifamily Housing units
- b) Pursue energy efficiency improvements
- c) Identify and implement sustainable practices to minimize impacts on the environment

Opportunities

- Hire Maintenance Supervisor(s) to increase maintenance capacity and oversee facility operations
- Achieve and maintain HUD Physical Assessment Subsystem (PASS) score of no less than 35 points
- Achieve and maintain HUD Capital Fund performance indicator score of no less than 10 points
- Create a REAC physical inspection schedule, document storage, and evaluation plan
- Complete physical needs assessment
- Complete energy audit
- Create and expand Energy Performance Contracts
- Convert Public Housing and Multifamily Housing lighting to LED
- Utilize energy saving measures in the redevelopment of Public and Multifamily Housing
- Install adaptable design elements to allow elderly tenants to age in place
- Demolish or dispose of obsolete Public Housing units and provide sustainable replacement housing
- Utilize Urban Tree Alliance plan, remove Ash trees, and plant new trees
- Work with waste management providers to expand and make recycling more convenient and inexpensive at CDA properties

Goal 3: Improve the quality of life for program participants

Objectives:

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

Opportunities:

- Pursue grants, which provide development and delivery of care services to residents
- Create partnerships with health care providers to provide integrated supportive services and comprehensive health services to residents, such as on-site health services for residents with special needs, senior day-care, healthy food and fitness programs targeted for chronic conditions (obesity, diabetes, etc.)
- Pursue designated housing for elderly-only project(s)
- Create partnerships with child care providers/systems
- Provide updated or new amenities for residents, such as air conditioning, public spaces, and underground parking through redevelopment initiatives
- Partner with vendor(s) to provide low-cost air conditioner units for elderly or disabled residents in CDA owned housing prior to redevelopment
- Partner with City libraries and Information Technology Department to complete feasibility assessment and integrate ConnectHome USA broadband initiative
- Pursue Capital Fund Emergency Safety and Security Program grants, and other related grants, as needed
- Implement security contract, policy, and procedure improvements
- Improve emergency and disaster preparedness plan

- Refer criminal cases to eviction in an expeditious manner to maintain the health and safety of CDA housing
- Incorporate crime prevention through environmental design practices in new development projects
- Hire an Accommodation Specialist
- Conduct utility allowance analyses on an annual basis and adjust utility allowance schedules as appropriate
- Encourage active and meaningful resident and community participation throughout the planning and implementation process of redevelopment
- Encourage functional resident organizations, provide training, and update funding MOU
- Engage Resident Advisory Board (RAB) routinely; provide space for RAB to engage with residents from all housing programs; provide resources to RAB for resident engagement
- Monitor population shifts and demographic reports

Goal 4: Promote self-sufficiency and economic opportunity

Objectives:

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

Opportunities:

- Administer the Resident Opportunities and Self-Sufficiency (ROSS) program
- Administer the Multifamily Housing Service Coordinator grant program
- Administer the Housing Choice Voucher Family Self-Sufficiency (FSS) program
- Transition households out of subsidized housing through education and employment opportunities, by pursuing a HUD Moving-To-Work designation
- Create a Section 3 Coordinator position within the agency
- Update Section 3 resident and business registry
- Create internship positions within the agency and utilize AASPIRE interns
- Incorporate specific Section 3 job requirements in Public Housing rehabilitation solicitations
- Pursue Capital Fund Community Facilities Grants, and other related grants, for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and/or facilities offering comprehensive integrated services for residents
- Survey resident to determine needs on an annual basis
- Assist tenants in training and employment opportunities, such as job fairs and job training events
- Monitor all CDA contractors and complete HUD reporting to comply with Section 3 requirements
- Develop a system to track Section 3 efforts and results
- Create procurement webpage portal and include a Preferred Vendor listing
- Implement a compliance management system to collect, produce, and manage certified payroll records

Goal 5: Maintain Fiscally Responsible Operations and financial Sustainability

Objectives:

- a) Maximize the CDA's current resources for housing programs
- b) Create a sustainable and diversified funding model that is adaptive to external challenges and opportunities
- c) Practice asset management principles through project-based accounting and management of CDA housing
- d) Utilize Capital Funds for capital improvements vs. operating costs
- e) Adopt administrative rule and procedures meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency
- f) Implement procurement policies

- g) Implement functioning inventory management system
- h) Implement energy efficient cost saving measures on all properties

Opportunities:

- Maintain occupancy at no less than 98% (adjusted for units in modernization each fiscal year)
- Eliminate or reduce developer fees by utilizing internal staff in redevelopment activities
- Use real estate property sales proceeds through disposition for redevelopment activities
- Increase voucher utilization per available Section 8 housing choice vouchers, subject to availability of funds
- Increase collection of outstanding debt from prior participants
- Maintain a delinquency rate at each Public Housing AMP of less than 10%
- Utilize outcomes-based budgeting and performance based service delivery practices
- Develop bad-debt and write-off procedures
- Create a procurement database
- Create procurement user guide
- Develop inventory implementation plan and conduct initial inventory
- Achieve and maintain HUD Financial Subsystem (FASS) score of no less than 25 points
- Evaluate the competencies of Staff to determine if the CDA is in a positive competitive position to market on a fee for service basis its services to other affordable housing providers in the community
- Disposition 8 units of Public Housing to meet the Fair Cloth Limit, to bring operating subsidy to AMP 600

Goal 6: Provide highest quality of governance and services

Objectives:

- a) Deliver top quality service to customers
- b) Improve CDA image and reputation
- c) Create and maintain an inclusive and safe working environment
- d) Maintain High Performer status in the Public Housing and Section 8 Housing Choice Voucher programs
- e) Attract and retain the best qualified employees, provide opportunities for employees to perform at their best, recognize employee contributions, and maintain succession plans
- f) Improve CDA operations, costs, and communications through automation, technology upgrades and continuous process improvements
- g) Ensure effective CDA Board governance

Opportunities:

- Fill empty positions within the agency in a timely and equitable manner
- Create safety and security policies and procedures, and implement safety equipment and training
- Implement continuous improvement and lean government initiatives
- Formalize a customer-service function within the CDA to improve satisfaction and responsiveness
- Improve management communications and referral services to program participants
- Measure and reward employee performance based on outcomes, outputs, quality, and customer satisfaction
- Address low-performing employees
- Implement career-ladder progression plans for maintenance staff
- Implement training to maintain professional staffing and expertise in a changing environment; and additional internal training for upward mobility and leadership
- Update onboarding procedures for new staff
- Create a CDA Employee Guide
- Implement mentors and apprenticeships

- Implement retirement forecasting for critical staff positions and create succession plans
- Initiate CDA website redesign and rebranding
- Achieve and maintain HUD Management Assessment Subsystem (MASS) score of no less than 25 points
- Annually review CDA continued occupancy policies (ACOP), Section 8 Administrative Policies, and Tenant Selection Plans for required policy updates and for recommended streamlining of operations
- Evaluate and implement new software and technology such as streamline re-certification, landlord portal, inspection, and inventory software
- Create “How-To” videos for applicant and tenant education on CDA’s website
- Provide training to social service partners on how to navigate CDA housing processes
- Purge applicant wait lists at least annually
- Conduct surveys to evaluate effectiveness and equity in services, and to assess customers’ needs
- Participate in the City of Madison Employee Voice Survey initiatives
- Complete Workforce Plan (Affirmative Action Plan) and provide updates to City Department of Civil Rights
- Provide opportunities for a functional CDA Employee Engagement Team
- Provide onboarding to CDA Board of Commissioners and professional development opportunities

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

Objectives:

- a) Ensure equal access to assisted housing
- b) Ensure a suitable living environment for all families living in assisted housing
- c) Ensure accessible housing to person with disabilities
- d) Ensure equity in organizational values

Opportunities:

- Affirmatively further civil rights and fair housing in CDA housing programs and employment
- Ensure all Staff attend Fair Housing, Racial Equity and Social Justice, and Prohibited Harassment training
- Display Fair Housing poster at each CDA office
- Provide Fair Housing notices at all new participant briefings
- Provide access to discrimination complaint forms through website
- Ensure all vital documents are translated into Spanish, including on-line application system
- Create repository for translated documents
- Hire bilingual-Spanish Staff when feasible
- Participate in City Planning & Community & Economic Development equity team initiatives
- Implement RESJI analysis tool in hiring, budget, and policy formation
- Hire a Hearing Examiner and Reasonable Accommodation Specialist
- Maintain relationship with local supportive services agencies, who assist persons with disabilities

Goal 8: Violence Against Women Act Compliance

Objectives:

- a) Actively follow the Violence Against Women Act (VAWA)

Opportunities:

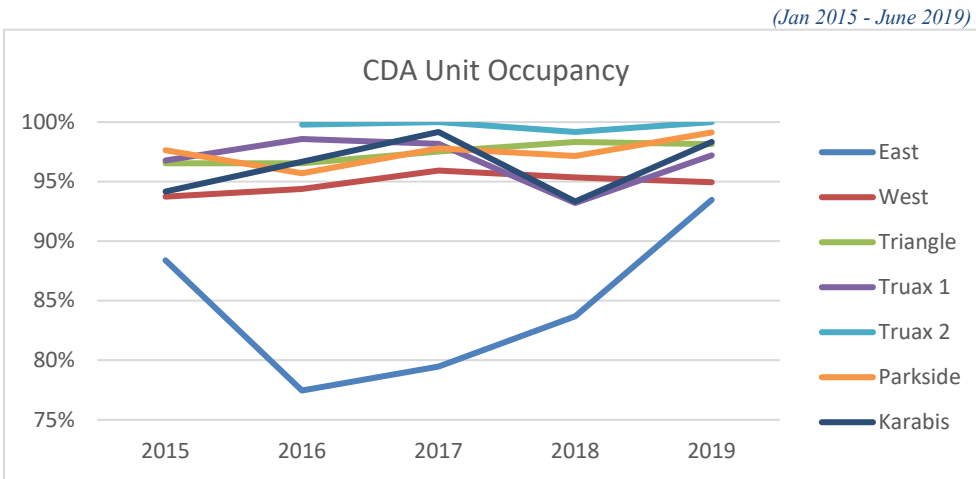
- Ensure proper VAWA notification, documentation, and confidentiality
- Follow VAWA policies related to eligibility, program participation, and program termination

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

2015 – 2019 Goals and Progress

Increase and Expand the Supply of Assisted Housing

The CDA continued to lease, manage, and maintain 764 units of Public Housing, 115 units of Multifamily Housing, and 24 Project-Based units at its East, West, and Triangle developments. Pursuant to a 2009 Master Plan and Site Development Study, Truax Park Apartments began redevelopment under Phase 1 in 2011, with 71 remodeled units completed; and Phase 2 completed in 2015, with 40 new units of Public Housing. The CDA remains 8 units over the Fair Cloth limit.



HUD Goal = 98%

After Public Housing tenants moved from their old units into new units at Truax Phase 2, the CDA repurposed 28 units of Public Housing at its “A Site” for use as Rapid Re-Housing for one year, through a partnership with the Road Home of Dane County. In 2018, the CDA modernized “A Site” utilizing Capital Funds, and then rented as Public Housing. This activity resulted in a negative shift in occupancy as reflected in the CDA Occupancy Chart for East.

The CDA dispositioned one (1) unit of Public Housing in 2017, at Marconi Street, due to the unit being in severely damaged condition and repairs being beyond the total development costs to bring the unit to functional use. Habitat for Humanity purchased the Marconi Street unit; and Habitat rehabbed the unit and sold it to a low-income family. The CDA will use the proceeds from the sale of Marconi for future redevelopment of Public Housing.

In 2017, the CDA identified Four units of Public Housing, at Theresa Terrace, as functionally obsolete. These units are located in a neighborhood with concentrations of poverty. The CDA intends to either sell these units or redevelop as part of a strategy to create quality, low-income housing for residents in the existing neighborhood.

The City of Madison adopted a draft [Triangle Monona Bay Neighborhood Plan](#) in 2019 with input from area residents, service providers, property owners, and other stakeholders. An Ad Hoc Steering Committee participated in the neighborhood planning process, with a CDA housing resident on the Steering Committee. The plan also received input from the CDA Board of Commissioners. The plan provides guidance as the CDA begins to address redevelopment needs at the Triangle Site.

On October 11, 2018, the CDA Board adopted a Section 32 Homeownership Plan for submission to the HUD Special Applications Center. The plan includes 12 scattered-site housing units, which would be available for purchase by low-income families. The CDA would use the proceeds of any sale for redevelopment of new affordable housing. The Plan has not been submitted to HUD.

The CDA implemented a policy for over-income Public Housing tenants, including an income limit formula and a time-period of two years to track the income level at annual or interim reexamination. To date, the CDA has not identified any families who are over-income.

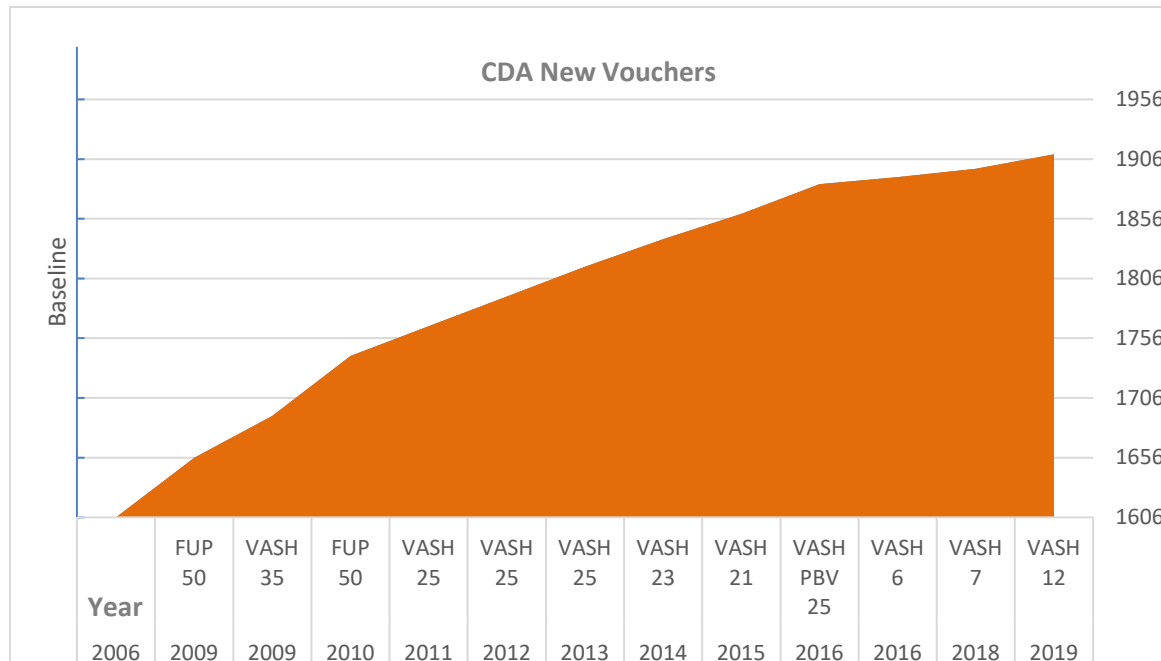
New admissions for the CDA’s Section 8 Housing Choice Voucher Program are as follows:

2015	2016	2017	2018	June of 2019	Total
117	40	0	29	16	202

The CDA awarded Section Project-Based Voucher (PBV) contracts and continues to maintain existing PBV contracts:

Contract Year	Organization	Program Criteria for Low-Income Households	PBVs Awarded
2006	Housing Initiatives	Housing with mental health supportive services	5
	Porchlight, Inc.	Homeless or formerly homeless	8
	Prairie Crossing	Allied Drive Neighborhood revitalization	20
	YWCA	Single Mom’s with 1 or 2 children under the age of 4	8
2008	Revival Ridge	Neighborhood revitalization	36
2010	Burr Oaks	Senior affordable housing	30
	Truax Park	Truax Park Redevelopment Phase 1	24
2014	Pinney Lane	For Persons with Disabilities	8
	Porchlight at Truax	Truax Park Development Phase 2	8
	Rethke Terrace	Permanent supportive housing for homeless individuals	27
	Ridgecrest	Private redevelopment of distressed affordable housing	8
2015	Tree Lane	Permanent supportive housing for homeless families	20
TOTAL for 2019			202

The CDA voucher baseline has increased from 1,606 in 2006 to 1,910 in 2019, as the CDA continued to receive new allotments of vouchers under the Family Unification Program (FUP) and the Veterans Affairs Supportive Housing (VASH) program. The CDA continues to maintain its Section 8 FUP and VASH programs:



Each year the CDA reviewed its Section 8 payment standards taking into account the supply of rental housing available within the payment standards and the success rate of participating families finding suitable housing. HUD allows Section 8 payment standards to be between 90% and 110% of HUD's annual Fair Market Rents (FMR). In 2016, the CDA lowered its payment standards to allow the maximum number of families to receive Section 8 assistance. In 2017, the payment standards were increased to remain within the basic range; and in 2019, the payment standards were increased to allow assisted households to find housing in a tight rental market:

Date	Resolution No.	Percentage Change
10/23/2014	4106	106% of 2015 HUD FMR
5/12/2016	4185	102% of 2016 HUD FMR
9/14/2017	4241	90% of 2018 HUD FMR
5/10/2018	4269	95% of 2018 HUD FMR

In November of 2018, the CDA entered into a Section 8 Moving Up Pilot Program (MUPP) Memorandum of Understanding with the Road Home of Dane County for the referral and implementation to move 10 families out of Permanent Supportive Housing while maintaining affordable housing and receiving transitional support services for two years. To date, five (5) families have leased up and one (1) family is shopping for a rental unit.

Improve Quality of Assisted Housing and Quality of Life

The CDA continues to maintain two (2) HUD Multifamily Housing Service Coordinator grants, which includes two (2) Resident Service Coordinators at the CDA's Triangle Site. The Resident Service Coordinators assess the needs of elderly and disabled residents and coordinate available supportive services to improve living conditions, so that those residents can continue to live in place, independently.

In 2018, and with the assistance of the Madison and Dane County Public Health Department, the CDA implemented a "Smoke Free Housing" policy at each of its Public and Multifamily Housing developments

The Area Agency on Aging and Dane County Department of Human Services applied for an Administration of Community Living (ACL) grant of \$1 million, with the intention of partnering with the CDA, for supportive services to persons living alone with Alzheimer's and related dementias. These wrap around services were targeted for the CDA's Triangle Site. This grant was not awarded.

In 2017, the CDA pursued Capital Fund Emergency Safety and Security (ESS) Grant funding of \$250,000. The grant application submitted to HUD, was based on the identified areas of Truax, Webb/Rethke and Romnes Public Housing sites, where the incidence of crime has increased. The CDA targeted the use of ESS funds to support the installation of security cameras and associated equipment. The CDA did not receive an award for the Capital Fund ESS grant.

The CDA applied for the American Transmission Company Community Planting Program in September 2018; and the CDA was awarded \$3,751 of grant funding to purchase and plant trees at its Public Housing sites. The CDA will work with the Urban Tree Alliance to evaluate planting needs for 2019.

The CDA continues to review a streamlined income determination policy and process for Public Housing families with a fixed source of income. The Section 8 program has opted out of this HUD regulation, as it is discretionary.

Promote Self-Sufficiency of Families and Individuals

The CDA continues to administer a Section 8 Homeownership Option. To date, the CDA has 38 active Section 8 homeownership clients, with two (2) Section 8 families expected to close on their new home in July and August.

The CDA continues to maintain a Section 8 Family Self-Sufficiency (FSS) program in partnership with the Dane County Housing Authority and with services provided by the Community Action Coalition for South Central Wisconsin. The CDA’s goal is to support 13 families through the FSS program. Since the program began in 2010, FSS activity is as follows:

Total FSS Activity	Currently Active in FSS	Completed FSS Program	Terminated from FSS
37	12	9	16

In 2016, the CDA received its Resident Opportunity and Self-Sufficiency three (3) year grant award. A ROSS Service Coordinator was also hired in 2016, and this position continues to provide supportive services for self-sufficiency to residents of the CDA’s East and West Site developments.

In 2015, the CDA joined the City of Madison Department of Civil Rights, the Dane County Department of Civil Rights, and the Dane County Housing Authority to create a Section 3 Guidebook. The CDA continues to meet Section 3 requirements as set by HUD, including annual reporting. In 2018, CDA Staff received Section 3 certification training and conducted an inventory of current contracts, updated procurement policies, and updated the CDA’s request for proposal template. The CDA continues to post internal job opportunities at its Public Housing developments.

Ensure Equal Opportunity

The CDA created a Hearing Examiner and Reasonable Accommodation Specialist position through its 2019 Operation Budget and the City of Madison Human Resources Department will be studying the position to determine the appropriate personnel classification and level of pay. This position will ensure that families receive a fair hearing in a timely manner, and will be responsible for processing reasonable accommodation requests for person with disabilities.

A Community Resource Officer staff position was also created in the CDA’s 2019 Operating Budget. City of Madison Human Resources completed a study of the position and they are working with the CDA on the recruitment process. Using racial equity and social justice principles, the Community Resource Officer will educate, problem solve, and provide support to elderly and disabled residents at the CDA’s Triangle Site, where traditional security services are unneeded.

All new CDA employees attend Fair Housing training and many CDA Staff have attended the City of Madison’s Racial Equity and Social Justice Initiative series of trainings. The CDA’s Civil Rights Coordinator continues to manage the CDA’s affirmative action Work Force Plan, as well as annual updates to the Work Force Plan. The CDA Civil Rights Coordinator also serves as an agency liaison to the City of Madison for “red flag” staff positions; assists with Prohibited Harassment and/or Discrimination training and complaint investigations; ensures all CDA Staff have access to language-line services, translation, and interpretation services; identifies equity training needs within the CDA; and supports the Multicultural Affairs Committee, Women’s Initiative Committee, and Latino Community Engagement Team by reaching out to CDA employees of color and women for active participation on these teams.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

In 2017, the CDA implemented key VAWA changes, which expand housing protections to victims, including the addition of “sexual assault” as a crime covered by VAWA; established emergency transfer policies for its housing programs; and revised policy documents, lease addendums, and VAWA notices and forms. The CDA continues to follow VAWA provisions and continues to provide a Section 8 wait list preference for Victims of Domestic Violence. The CDA also provides outreach on VAWA protections, by notifying applicants and program participants of their rights under VAWA, including VAWA language in the CDA’s Section 8 Housing Assistance Payment (HAP) Contract and CDA leases for Public Housing and Multifamily Housing, and featured VAWA information on the CDA’s Website including victim resource resources and CDA VAWA forms.

B.5

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Five-Year Plan Significant Amendment / Modification

24 CFR 903.7(r)(2) requires Public Housing Authorities to identify the basic criteria the agency will use to determine a substantial deviation from its Five-Year Plan and significant amendments or modification to the Five-Year Plan and Annual Plan.

CDA Substantial Deviation Criteria

The Annual Plan, along with other documents required by HUD (e.g. Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies, etc.) are valuable tools in explaining to the public, the CDA's policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made to help clarify these policies and procedures. Situations can arise that were not anticipated and these revisions can help to clarify what was implied or understood by the Housing Authority. Also, some administrative procedures are outlined in the CDA's policies and these can be modified to improve efficiencies. A significant amendment or substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein; and a significant amendment or substantial deviation would be a change which was completely contradictory to existing policies and has a potentially substantial impact on a significant number of program participants and or applicants.

Capital Fund Program Significant Amendment / Modification

The following are considered significant amendments or modifications to the CFP 5-Year Action Plan as required under 24 CFR § 905.300 (b)(1)(iii):

1. proposed demolition;
2. proposed disposition;
3. public housing homeownership proposal;
4. Capital Fund Financing Program proposal (CFFP);
5. development, defined as any or all undertakings necessary for planning, land acquisition, demolition, construction, or equipment in connection with a public housing project;
6. proposed RAD conversion; or
7. mixed-finance proposal.

If the CDA determines a proposed amendment or modification is significant, the CDA will:

1. Submit the amendment or modification to the CDA Board of Commissioners in a meeting that is open to the public for approval; and
2. Provide the amendment or modification to HUD for approval by HUD in accordance with HUD's plan review procedures.

The following **are not** considered significant amendments or modifications to the CFP 5-Year Action Plan:

1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan;
2. The transfer of funds in the Capital Fund Program from one-line item to another within the same grant year budget;
3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies; and
4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives.

If the CDA determines a proposed amendment or modification is not significant, no HUD approval is needed.

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>The CDA Resident Advisory Board met on August 23, 2019, August 30, 2019 and on September 5, 2019 to discuss the Five-Year and Annual Plan documents, including Capital Fund plans.</p> <p>Y <input type="checkbox"/> N X <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Page 14 – 20 for RAB comments and analysis of RAB recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attachment F</p>

PHA Annual Plan Element Revisions

Pursuant to the 2019 Annual Plan, the following PHA Plan elements have been revised:

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Financial Resources
- Significant Amendment / Modification

CDA Substantial Deviation Criteria

The Annual Plan, along with other documents required by HUD (e.g. Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies, etc.) are valuable tools in explaining to the public, the CDA's policies and procedures. These documents are organized, readily accessible, and easy to understand. Revisions are made to help clarify these policies and procedures. Situations can arise that were not anticipated and these revisions can help to clarify what was implied or understood by the Housing Authority. Also, some administrative procedures are outlined in the CDA's policies and these can be modified to improve efficiencies. A significant amendment or substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein; and a significant amendment or substantial deviation would be a change which was completely contradictory to existing policies and had a potentially substantial impact on a significant number of program participants and or applicants.

The CDA plans to revise its Public Housing Admissions and Continued Occupancy Policies, and Section 8 Housing Choice Voucher Program Administrative Plan to reflect the following:

Operation and Management

Public Housing Admissions and Continued Occupancy Policies (ACOP)

1. The CDA intends to correct language in its reasonable accommodation policy for equitable appeal rights. The current policy language provides additional appeal rights to Public Housing tenants through an informal hearing and an additional grievance process. The informal hearing is for applicants, and the grievance process is for tenants. Proposed change is as follows:

If the family disagrees with the CDA's decision to grant or deny a request for a reasonable accommodation, the family may request an additional meeting with the CDA as an appeal of the decision through an informal hearing (applicable to applicants) or the grievance process (applicable to tenants - see Chapter 14). The CDA will include this information as well as any applicable information about the remedies available through HUD or other government agencies, in its final decision granting or denying a request [Page 2-12]

2. Pursuant to HUD recommendations, the CDA intends to adopt additional eligibility criteria for full-time college students on non-parental guardian households. Implementing these HUD recommendations will assure that families in need of assistance are able to participate in HUD's programs [Page 3-4]:

A household consisting exclusively of one or more full-time college students does not qualify as a family unless each individual in the household satisfies the following conditions:

- *The individual either must have established a household separate from his/her parents or legal guardians for at least one year prior to application for admission or must meet the U.S. Department of Education's definition of independent student*
- *The individual must not be claimed as a dependent by his/her parents or legal guardians pursuant to Internal Revenue Service (IRS) regulations*

To be classified as an independent student according to the Department of Education, a student must meet at least one of the following criteria:

- *Be at least 24 years old by December 31 of the award year for which aid is sought*
- *Be married*
- *Have a child or other dependents who receive more than half their support from the student and who also live with the student*
- *Be enrolled as a graduate or professional student (e.g. medicine, dentistry, law)*
- *Be a veteran of the U.S. military*
- *Be an orphan or ward of the court through age 18*

- *Have special and unusual circumstances that can be documented to his or her college financial aid administrators. Only an experienced financial aid administrator can make this “dependency override”*
3. The CDA accepts full-applications in person or by mail, and not by fax. The CDA will begin accepting full-applications via the internet through its new applicant portal system once these policies have been adopted and the portal system has been implemented [Page 4-3].
 4. For determining occupancy standards (unit bedroom size), “generations” is defined as [Page 5-4]:

a body of living beings constituting a single step in the line of descent from an ancestor. This step involves a 20 to 30 year span of time between the birth of parents and that of their offspring, and during which children are born and grow up, become adults, and begin to have children of their own
 5. HUD mandates certain exclusions from annual income. The following will be added as exclusions from annual income [Page 6-30]:
 - a. *Benefits under Section 1780 of the School Lunch Act and Child Nutrition Act of 1966*
 - b. *Deferred disability benefits from the Department of Veterans Affairs, whether received as a lump sum or in monthly prospective months*
 - c. *Payments, funds, or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990 (25 U.S.C. 1774f(b))*
 - d. *A lump sum or periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the United States District Court case entitled Elouise Cobell et al. v. Ken Salazar et al., for a period of one year from the time of receipt of that payment as provided in the Claims Resolution Act of 2010*
 - e. *Any amounts in an “individual development account” as provided by the Assets for Independence Act, as amended in 2002.*
 - f. *Payments made from the proceeds of Indian tribal cases as described in Notice PIH 2013-30, “Exclusion from Income of Payments under Recent Tribal Trust Settlements” (25 U.S.C. 117b(a))*
 - g. *Major disaster and emergency assistance received under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and comparable disaster assistance provided by states, local governments, and disaster assistance organizations*
 - h. *Distributions from an ABLÉ account, and actual or imputed interest on the ABLÉ account balance, as required under the Achieving a Better Life Experience Act of 2014 (ABLE Act)*
 6. The Housing Opportunity Through Modernization Act of 2016 (HOTMA) implements minimum heating requirements within Public Housing dwelling units. The CDA is

located in an area where state or local residential heating standards exist and will utilize those standards, as allowed by HUD. The following Minimum Heating Standards will be implemented [Page 8-12]:

Minimum temperature:

If the CDA controls the temperature, the minimum temperature in each unit must be at least [67 degrees Fahrenheit]. If the resident controls the temperature, the heating equipment must have the capability of heating to at least [67 degree Fahrenheit]. Resident needs to maintain the minimum temperature of 55 degrees Fahrenheit to prevent equipment damage or freezing of pipes in the unit

Minimum temperature capability:

PHAs are allowed flexibility in maintenance of the indoor temperature when the outdoor temperature approaches the design day temperature. At no point should indoor temperatures in occupied space drop below 55 degrees Fahrenheit. This flexibility applies when at least one of the below criteria are met: The outside temperature reaches or drops below the design day temperature, or The outside temperature is within five degrees Fahrenheit of the design day temperature for more than two continuous days

Measurement:

Temperature measurements must be taken according to the following methodology: Temperature measurements must be taken three feet above the floor and two feet from an exterior wall in a habitable room.

7. HOTMA placed an income limitation on public housing tenancies. The over-income requirement states that after a family's adjusted income has exceeded 120 percent of area median income (AMI) (or a different limitation established by the secretary) for two consecutive years, the PHA must either terminate the family's tenancy within six months of the determination, or charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations. Therefore, the following Over-Income Families policy will be implemented [Page 13-16]:

At annual or interim reexamination, if a family's adjusted income exceeds the applicable over-income limit, the CDA will document the family file and begin tracking the family's over-income status

If one year after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the CDA will notify the family in writing that their income has exceeded the over-income limit for one year, and that if the family continues to be over-income for 12 consecutive months, the family will be subject to the CDA's over-income policies

If two years after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the CDA will charge the family a rent that is the higher of the applicable fair market rent (FMR) or the

amount of monthly subsidy for the unit. The CDA will notify the family in writing of their new rent amount. The new rent amount will be effective 30 days after the CDA's written notice to the family

If, at any time, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with CDA policy. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. The CDA will notify the family in writing that over-income policies no longer apply to them. If the family's income later exceeds the over-income limit again, the family is entitled to a new two-year grace period

The CDA will not evict or terminate the tenancies of families whose income exceeds the income limit for program eligibility as described at 24 CFR 960.261

Over-income families are exempt from participating in the Family Self-Sufficiency (FSS) program or from receiving the earned income disallowance

The CDA will rely on over-income limits, calculated by multiplying the very low-income limit (VLI) by 2.4, as adjusted for family size. The over-income limit will be published on the CDA's website and updated within 60 days of HUD publishing new income limits each year, and will be effective for all annual and interim reexaminations once these policies have been adopted

Over-Income Limits, as of April 14, 2019

Family Size	1	2	3	4	5	6	7	8
Over-Income Limit	\$84,360	\$96,480	\$108,480	\$120,480	\$130,200	\$139,800	\$149,400	\$159,120

8. Under Prohibited Activities, the following additional evidence will be added as evidence for consideration of program abuse by CDA Staff [Page 15-10]:
 - a. *Committing Sexual harassment or other harassment based on race, color, religion, national origin, familial status, disability, sexual orientation, or gender identity, either quid pro quo (supervisory harassment) or hostile environment*
 - b. *Allowing sexual harassment or other harassment based on race, color, religion, national origin, familial status, disability, sexual orientation, or gender identity, either quid pro quo (supervisory harassment) or hostile environment, where the CDA knew or should have known such harassment was occurring*
 - c. *Retaliating against any applicant, resident, or staff reporting sexual harassment or other harassment based on race, color, religion, national origin,*

familial status, disability, sexual orientation, or gender identity, either quid pro quo (supervisory harassment) or hostile environment

Operation and Management

Section 8 Housing Choice Voucher Program Administrative Plan

1. The CDA will screen all household members for state Sex Offender Registration requirements, including juveniles [Page 3-29]
2. When purging the Section 8 Wait List [Page 4-10]:

The family's response must be in writing and may be delivered in person, by mail, by fax, or by e-mail. Responses must be received by the CDA no later than 15 business days from the date of the CDA update letter (notice)

If the notice is returned by the post office with or without a forwarding address, the family will be removed from the wait list
3. If a family is removed from the waiting list because the CDA has determined the family is not eligible for assistance, a notice will only be sent to the family's address of record. The CDA does not keep alternative addresses [Page 4-11].
4. When a family has been selected from the wait list [Page 4-20]:

If a selection-notification letter is returned to the CDA with or without a forwarding address, the family will be removed from the waiting list
5. HUD mandates certain exclusions from annual income. The following will be added as exclusions from annual income [Page 6-30]:
 - a. *Benefits under Section 1780 of the School Lunch Act and Child Nutrition Act of 1966*
 - b. *Deferred disability benefits from the Department of Veterans Affairs, whether received as a lump sum or in monthly prospective months*
 - c. *Payments, funds, or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990 (25 U.S.C. 1774f(b))*
 - d. *A lump sum or periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the United States District Court case entitled Elouise Cobell et al. v. Ken Salazar et al., for a period of one year from the time of receipt of that payment as provided in the Claims Resolution Act of 2010*
 - e. *Any amounts in an "individual development account" as provided by the Assets for Independence Act, as amended in 2002.*
 - f. *Amounts of scholarships funded under Title IV of the Higher Education Act of 1965j, including awards under federal work-study programs or under the*

Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu). For Section 8 programs, the exception found in § 237 of Public Law 109–249 applies and requires that the amount of financial assistance in excess of tuition and mandatory fees shall be considered income in accordance with the provisions codified at 24 CFR 5.609(b)(9), except for those persons with disabilities as defined by 42 U.S.C. 1437a(b)(3)(E) (Pub. L. 109–249) (See Section 6-I.L. for exceptions.)

- g. Payments made from the proceeds of Indian tribal cases as described in Notice PIH 2013-30, “Exclusion from Income of Payments under Recent Tribal Trust Settlements” (25 U.S.C. 117b(a))*
 - h. Major disaster and emergency assistance received under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and comparable disaster assistance provided by states, local governments, and disaster assistance organizations*
 - i. Distributions from an ABLE account, and actual or imputed interest on the ABLE account balance, as required under the Achieving a Better Life Experience Act of 2014 (ABLE Act)*
6. A Section 8 program participant who is not receiving any subsidy, but whose HAP contract is still in force, may request a voucher to move to a different unit. The PHA must issue a voucher to move unless it has grounds to deny assistance under the program regulations. However, if the PHA determines no subsidy would be paid at the new unit, the PHA may refuse to enter into a HAP contract on behalf of the family. Therefore, the CDA will implement the following policy [Page 10-8]:

If a zero HAP family requests to move to a new unit, the family may request a voucher to move. However, if no subsidy will be paid at the unit, which the family requests to move to, the CDA will not enter into a HAP contract on behalf of the family for the new unit

7. STATEMENT OF FAMILY OBLIGATIONS states the CDA will determine if a family has committed serious or repeated violations of the lease based on available evidence, including but not limited to, a court-ordered eviction or an owner's notice to evict. Additional evidence for consideration will include [Page 12-25]:

police reports, and affidavits from the owner, neighbors, or other credible parties with direct knowledge

8. In determining owner program abuse, the following additional evidence will be considered [Prohibited Owner Actions, Page 14-12]:

Committing sexual or other harassment, either quid pro quo or hostile environment, based on the protected classes

Retaliating against any applicant or participant reporting/alleging sexual or other harassment, either quid pro quo or hostile environment, based on the protected classes

Deconcentration Policy

The CDA will determine the average income of all families in all covered developments on an annual basis. The CDA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis. For developments outside the Established Income Range (EIR) the CDA will take the following actions to provide for deconcentration of poverty and income mixing:

- Provide incentives to encourage families to accept units in developments where their income level is needed, including rent incentives or added amenities. The CDA may offer one or more incentives for a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner
- Identify any impediments to fair housing within the program and use affirmative marketing plans to encourage families to accept units in developments where their income level is needed
- Target investment and capital improvements toward developments with an average income below the established income range (EIR) to encourage families with incomes above the EIR to accept units in those developments
- Skip a family on the waiting list to reach another family with income above the EIR. Skipping families for deconcentration purposes will be applied uniformly to all families. A family will have the sole discretion whether to accept an offer of a unit made under the CDA's deconcentration policy. The CDA will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the CDA's deconcentration policy. However, the CDA will uniformly limit the number of offers received by applicants [and transfer families] as described in the CDA's Admissions and Continued Occupancy, Tenant Selection, policy
- Assign transfers for a designated project that will contribute to the CDA's deconcentration goals
- Provide other strategies permitted by statute and determined by the CDA in consultation with the community through the annual plan process to be responsive to local needs and CDA strategic objectives

Civil Rights Certification

HUD Form 50077-CR

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Community Development Authority
PHA Name

WI-003
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Claude Gilmore	CDA Board Chair
Signature <i>Claude Gilmore</i>	Date <i>1/16/2020</i>

Statement of Financial Resources

CDA Financial Resources		
Sources	Planned \$	Planned Uses
Federal Grants (2019)		
➤ Public Housing Operating Fund	\$1,348,692	
➤ Public Housing Capital Fund	\$1,676,350	
➤ Section 8 Housing Assistance Payments	\$14,324,043	
➤ Section 8 Administrative Fund	\$1,247,166	
➤ Multifamily Housing Assistance Payments	\$593,154	
➤ Section 8 Family Self-Sufficiency Grant		Section 8 FSS Program Services
➤ Multifamily Housing Service Coordinator Grant	\$154,580	Multifamily Resident Services
➤ Public Housing Resident Opportunities and Self-Sufficiency Grant (3 Year Grant)	\$77,303	Public Housing Resident Services
Prior Year Federal Grants (Unobligated Funds Only)	\$ -0-	Public Housing Capital Improvements
Public and Multifamily Housing Dwelling Rental Income	\$3,365,473	Public Housing and Multifamily Housing Operations
Other Non-Dwelling Income	\$377,942	Public Housing and Multifamily Housing Operations
Non-Federal Sources		
➤ City of Madison General Fund	\$175,000	PHA Operations

Statement of Audit Findings

Internal Control Over Financial Reporting

Auditor evaluation of the internal controls over financial reporting has identified control deficiencies that are considered material weaknesses surrounding the preparation of complete and accurate financial statements and footnotes, adjusting journal entries identified by auditors, and an independent review of financial reports. For purpose of the 2018 financial audit, management has not prepared a complete set of financial statements that are in conformity with generally accepted accounting principles and material adjustments were identified during the audit process. Management should consider what resources and changes are necessary to address and resolve the control deficiencies identified.

Management Response

City of Madison Finance Staff are currently working on a Comprehensive Annual Financial Report (CAFR) build using software procured earlier in the 2018. Finance Staff anticipate rolling forward the 2018 CAFR to begin mapping for 2019. The City's first electronic version of the entity-wide financial statements with reconciliations to the fund statements, cash flow financial statements, footnotes, and other supporting schedules are planned for completion in 2019.

Additionally, City Finance Management Staff formally reviews the fund financial statements prior to external audit teams' arrival. During these formal reviews, Staff highlight and discuss significant account variations between years, to help identify material misstatements. In 2018, City Finance Management Staff implemented a formal month-end close process citywide, to further assist staff with projections, timely account analysis, and transactional completion for financial statement purposes.

In 2019, City Accounting Supervisors began to sample high dollar transactions quarterly, to ensure account propriety, accurate recording within the general ledger, and to promptly identify any required journal entries and/or reclassifications prior to year-end close and external audit team arrival.

Resident Advisory Board Members

Lenora Beem

John Beeman

Tiffany Brooks

Sariah Daine

LaQuella Etchin

Marian Hadden

Guy Heine

Janice England

Christine Jones

Minnie Young

Resident Advisory Board Meeting Minutes

Resident Advisory Board (RAB) Meeting - August 23, 2019

RAB Members Present: Sariah Daine and LaQuella Etchin

CDA Staff Present: Lisa Daniels, Bennett Hogendorn, and Deborah Rakowski

Presentation

A presentation on the CDA's Draft PHA 5-Year Plan for 2020 – 2024, and Annual Plan for Fiscal Year 2020, was provided to the RAB

RAB Questions and Comments

1. PHA Annual Plan Element Revisions (Attachment A)

a) What is an ABLÉ Account, and who would have an ABLÉ Account? (Page 02)

CDA Response: Able stands for Achieving a Better Life Experience (2014 ABLÉ Act). An ABLÉ account is established by someone for a disabled beneficiary, with money added to the account to cover disability related expenses. The CDA is now required by HUD to exclude income from an ABLÉ account from the annual income calculation.

b) The length of the grace period for over-income families is too long. From the perspective of other families, having to pay market price for rent while waiting for a subsidized unit, while over-income families can continue to be under contract (Page 05 – 06).

CDA Response: There is the option to terminate the family vs. allowing the family to stay in the unit with fair market rent charged.

c) Section 8 Participants are given a six-month grace period before termination. Could the same policy apply when they want to move during the six-month timeframe? (Page 08)

CDA Response: If a Section 8 Participant under a housing assistance payment (HAP) contract paying zero assistance moves, the CDA will not enter into a new HAP contract because a housing authority cannot enter into a HAP contract for families who do not have a low-income. The original or current HAP contract would not be terminated before the six-month grace period, but the voucher holder could not move to a new contract unit.

Resident Advisory Board (RAB) Meeting - August 30, 2019

RAB Members Present: Lenora Beem, Sariah Daine, Janice England, LaQuella Etchin

CDA Staff Present: Lisa Daniels, Deborah Rakowski, and Mark Zeimann

Presentation

A presentation on the CDA's Capital Fund Plans was provided to the RAB, which included an overview of Capital Fund Program (CFP) and what kind of capital projects the CDA spends CFP funds on.

RAB Questions and Comments

1. PHA Annual Plan Element Revisions (Attachment A)

a) What is design day temperature? (Page 05)

CDA Response: Within the new minimum heating requirements, design day temperature is the climate design conditions. For heating systems, this is the maximum conditions that a heating system is designed to accommodate and maintain the desired indoor temperature.

2. Capital Fund Program 5-Year Action Plan (Attachment G)

a) For the Capital Fund Statements, what is an AMP and who manages which AMP?

CDA Response: AMP stands for Asset Management Project, and the CDA has the following five (5) AMPS and Site Managers:

- *AMP 200 has an inventory of Public Housing units within the City of Madison's East Side, including Truax Park Apartments, Tenney Park Apartments, and units on Williamson, Stein, and Thompson streets. June Garvin is the Site Manager.*
- *AMP 300 has an inventory of Public Housing units within the City of Madison's West and Southwest Side, including Romnes, Baird Fisher, and many other scattered sites. Liz Yszenga is the Site Manager.*
- *AMP 400 has an inventory of Public Housing units at the City of Madison's Triangle Site where Washington, Regent, and Park Street intersect, and includes Brittingham and Gay Braxton Apartments. Lauren Andersen is the Site Manager.*
- *AMP 500 has an inventory of Public Housing units at Truax Park Apartments, which were remodeled in 2011. June Garvin is the Site Manager.*

- AMP 600 has an inventory of Public Housing units at Truax Park Apartments, which were newly built in 2015. June Garvin is the Site Manager.

b) Are residents held accountable if they start a fire in their unit?

CDA Response: Yes

c) For the Trash Lift work at Romnes, is there recycling?

CDA Response: Yes. Residents place their recycling in a container outside the building.

d) Under "General Description of Major Work Categories," what is on-demand?

CDA Response: Funds used for emergency Capital expenses such as a failed heat exchanger.

e) When is flooring replaced at Brittingham?

CDA Response: As residents vacate and the CDA prepares to turnover the unit, the flooring may need to be replaced using Capital Funds.

f) The large elevator at Brittingham is very bumpy when you ride in it.

CDA Response: We will report this to the Site Manager to look into.

CDA Resident Advisory Board (RAB) Meeting – September 5, 2019

RAB Members Present: Lenora Beem, John Beeman, and Sariah Daine

CDA Staff Present: Tom Conrad, Lisa Daniels, Bennett Hogendorn, Kim Kennedy, and Deborah Rakowski

5-Year Plan Comments

1. The RAB inquired about problem tenants at Tree Lane.

CDA Response: Tree Lane and Rethke are owned by Heartland LLC who also manage the properties. The CDA is not the landlord, but has provided Section 8 vouchers at the properties to subsidize the rent. Residents cannot be forced to accept the supportive services provided there. Part of the management issues involve previous “hanger-ons” who followed the new residents to the property. Individuals causing troubles are often times not the residents. Property management staff was also covering both sites at the same time. The property is doing better now.

2. The RAB confirmed the same issues with visitors to be present at Brittingham apartments.

CDA Response: Security is very important and should be stressed to other residents. It is important to let the Triangle property management staff know of those issues, and the CDA will look into this.

3. Is there tree replacement if removing Ash Trees?

CDA Response: The CDA obtained a tree grant through the Urban Tree Alliance to replace 40+ trees with a variety of trees.

4. The RAB stated they are glad to hear the trees are of a variety.

5. The RAB inquired about CDA’s capacity to provide internet to the properties.

CDA Response: There are connectivity issues. The City brought wiring to the buildings, but is not allowed to provide internet services. There is a plan to study this issue within the City of Madison for a future plan to implement internet. Also, some buildings have infrastructure that is too old to wire for internet. The City has a contract with Charter to provide internet to the Library. ConnectUSA&EveryoneOn.org provides resources and lists all the low cost internet provider options.

6. What is “Equity in Organizational Values?”

CDA Response: Making sure we are not leaving anyone behind in how the CDA operates. Internally, we hold equity values in our work and for our employees. It is important for the CDA to use an equity lens in everything we do as a value.

7. The RAB would like to see employment opportunities for Seniors.

CDA Response: The newly created position of Resident Services Aide at Romnes may be able to work on those initiatives.

8. Some residents are still smoking in their apartments, which is affecting other residents with chronic health problems. How is this handled?

CDA Response: HUD says to enforce these rules "gently". Therefore, the CDA uses a 5-step warning process for intervention. The percentage of smokers is relatively low since implementing the smoking ban, and most smokers work within the guidelines (i.e. smoking off the property).

PHA Annual Plan Comments

1. Over-income families have too long of a grace period.

CDA Response: Housing Authorities are required to give a 2-year grace period once the resident's adjusted income exceeds applicable over-income limits. We have to have a policy that either evicts the family or allows the family to stay and pay fair market rent. It may de-motivate individuals or families from trying to increase their own income out of fear of losing assistance because of a short grace period or turnover. There would be an increase between subsidized rent and the HUD determined fair market rent. If evicted, there would be a very large jump to private market rate rent with other benefits lost at that point as well (i.e. childcare, food share, etc.)

2. How do Assets count towards Re-Certifications and Rent?

CDA Response: Interest on the asset would be counted as income. Therefore, even large assets ultimately do not add significant amounts to voucher holder's rent amount.

3. Is Sex Offender Screening new?

CDA Response: No. The CDA has screened all adults in the household. The new policy would include the screening of minors for lifetime sex-offender registry requirements, as recommended by HUD. It is important to screen individuals up front before they move in, as the CDA cannot evict someone based on being on the lifetime sex-offender registry once the individual has already moved in.

Capital Funds Program Comments

1. How do we know when and how much funds we are receiving?

CDA Response: The funds are provided through an amendment to the current contract. When and how much changes from year to year. Since we are prioritizing old grant funds, it is not vital to know when we will receive new grant funds.

2. The outside of the windows should be cleaned at the Triangle.

CDA Response: Capital Funds could not be used for cleaning, but Staff will look into this.

Facilitating Contact with Residents

1. The CDA asked the RAB to consider ways in which the CDA could help the RAB provide more consistent outreach to residents. The RAB provided the following comments on using Surveys:

- Current surveys feel too dense and lengthy for individuals to realistically complete.
- Surveys could be provided as an optional addition to the Section 8 Re-Certification paperwork.
- Experiment with different methods of sending out surveys (i.e. online vs. paper vs. in person).

2. The RAB and CDA Staff discussed ways to facilitate contact with residents:

- Monthly board meetings notices should be posted at sites.
- Posting notes publicly in accessible areas to start conversations.
- "Meet your RAB member" in newsletter to program participants could help get the word out.
- Coffee hour? "Meet and Greet RAB members."
- Incentivize tenants with food and refreshments.

September 2, 2019 Comments Received From Resident Advisory Board Member, LaQuella Etchin:

- 1. How can Section 8 participants be made aware of the Section 8 Homeownership program? She recommends a brochure be placed in the waiting room at the Central Office.**

CDA Response: The CDA will look into ways to promote its homeowners programs, including brochures in waiting area, and on CDA website and lobby monitor.

- 2. At the Public Housing lease signing appointment, it is not made clear that the site office is the landlord and who to contact if there is an issue. Maintenance information was made clear, but it was not clear who to contact if you had an issue with a neighbor, etc.**

CDA Response: Site Managers will be asked to look into how contact information is communicated during the lease-up procedure with new residents.

Public Hearing Minutes

September 26, 2019

4:30 PM

Madison Municipal Building

215 Martin Luther King, Jr., Boulevard, Room 153

No members of the public attended the September 26, 2019 Public Hearing. However, the following written comments were received by the CDA:

Should not the PHA 5-Year and Annual Plans also include some specific references and objectives toward efforts to reduce homelessness in Madison? Specific references would be to (1) the City of Madison 2019 Action Plan goal AP-65 Homeless and Other Special Needs; and (2) the Homeless Services Consortium "A Community Plan to Prevent and End Homelessness in Dane County, WI" "Objectives 3.1: Support Funding for Rapid Rehousing" & "Objective 3.2: Align and Prioritize Capital, Operating, and Service Funding Packages for the Development of New Permanent Supportive Housing." Is there a focused effort within PHA to give homeless admissions preference in managing the waiting lists for short-term Housing Choice Vouchers? Two references are the United States Interagency Council on Homelessness's "PHA Guidebook to Ending Homelessness" and HUD Notice PIH 2013-15 (HA), June 10, 2013 "Guidance on housing individuals and families experiencing homelessness through the Public Housing and/or Housing Choice Voucher programs."

PHA Response to Public Comment

For targeting funding for Rapid Rehousing, the City of Madison is the partner with the Dane County Continuum of Care (CoC). Together, they assess the ongoing needs of homeless populations and respond with services and programs with available resources they receive from HUD. The City of Madison receives Block Grant funding, which can be used for Rapid Rehousing programs. The Community Development Authority (CDA) receives specific funding from HUD to administer Section 8 voucher rental payments and to operate Public Housing. Unfortunately, the CDA does not receive funding to run Rapid Re-Housing programs. The CDA assists the City of Madison in its effort to end homelessness through Section 8 housing assistance payments under the following programs:

- Section 8 Veterans Affairs Supportive Housing – 179 vouchers for homeless veterans.
- Section 8 Family Unification Voucher Program – 100 vouchers for families where homelessness creates a separation within the family, or for individuals aging out of foster care into homelessness.
- Section 8 Project-Based Vouchers – 71 vouchers awarded to four different properties providing housing and supportive services to homeless individuals and families. As an example, the City of Madison (under their goal for new supportive service housing) built Rethke and Tree Lane Apartments; and the CDA placed Section 8 housing choice vouchers at those properties.
- Section 8 Moving Up Pilot Program – 10 vouchers targeted for formerly homeless families currently in supportive housing, who are ready to move out of supportive housing. Thus, freeing up their unit for another homeless family.

More language will be added to the Plan document, for submission to HUD, to notate that these Section 8 programs will continue to assist the City of Madison's homeless reduction efforts.

Under Goal 1: Expand the Supply of assisted housing, the CDA will apply for grant opportunities when funding is available. Such funding might include homeless or special needs and the plan document will allow the CDA to do that.

The CDA has maintained a homeless preference for its Section 8 programs since 2003. Therefore, the 202 Section 8 Housing Choice Vouchers, shown in the Plan document (Page 14 of form HUD-50075-5Y), were issued utilizing the CDA's preference system with homelessness as a priority.

Certification by State and Local Officials of PHA Plan Consistency with the Consolidated Plan

Form HUD-50077-SL

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

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

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

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Community Development Authority of the City of Madison
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Madison, Wisconsin

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

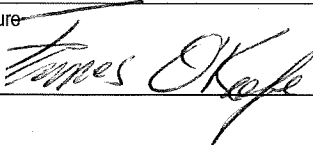
The Community Development Authority's Five Year Plan (2020-2024) and 2020 Annual Plan goals and objectives are consistent with the housing needs outlined in the City of Madison, WI Consolidated Plan (draft 2020-2024) and Analysis of Impediments (AI) to Fair Housing Choice.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James O'Keefe

Signature



Title

Community Development Director

Date

8/7/19

Certification of Compliance with PHA Plans and Related Regulations

Form HUD-50077-ST-HCV-HP

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ✓ 5-Year and/or ✓ Annual PHA Plan for the PHA fiscal year beginning 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Community Development Authority, City of Madison
PHA Name

WI-003
PHA Number/HA Code

- ✓ Annual PHA Plan for Fiscal Year 2020
- ✓ 5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official <i>Claude Gilmore</i>	Title <i>CDA Board Chair</i>
Signature <i>Claude Gilmore</i>	Date <i>10/14/19</i>

Capital Fund Program 5-Year Action Plan

Form HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Madison Community Development Authority		Locality (City/County & State)				
PHA Number: WI003		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	SCATTERED SITE (WI003000200)	\$311,500.90	\$282,337.50	\$182,523.51	\$258,430.83	\$258,430.83
	BJARNES ROMNES APARTMENTS (WI003000300)	\$415,888.31	\$279,050.60	\$417,241.98	\$438,117.60	\$438,117.60
	BRITTINGHAM APARTMENTS (WI003000400)	\$134,327.86	\$172,593.19	\$383,007.00	\$307,442.22	\$307,442.22
	TRUAX PARK APARTMENTS LLC (WI003000500)	\$32,640.90	\$172,832.35	\$41,197.86	\$70,814.36	\$70,814.36
	TRUAX PHASE II (WI003000600)	\$19,411.03	\$27,426.36	\$26,731.65	\$41,869.99	\$41,869.99

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$311,500.90
ID0002	AMP 200 - STEIN-SOUTH THOMPSON SIDING REPLACEMENT * 2018(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	SIDING REPLACEMENT WITH INSULATION IMPROVEMENTS * TYPE OF SIDING REMOVED - VINYL / TYPE OF SIDING REPLACEMENT - VINYL * TYPE OF INSULATION REMOVED - NONE / TYPE OF INSULATION ADDED - EXTRUDED POLYSTYRENE BOARD & FIBERGLAS BATTS & BLOWN FIBERGLASS * NO FORCE LABOR USED * NO LBP OR ASBESTOS ABATEMENT REQUIRED.		\$60,000.00
ID0004	AMP 200 HEATING EQUIPMENT REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR		\$74,258.44
ID0009	AMP 200 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$48,390.81
ID0010	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPACEMENT * REMOVE CARPET AND PAD * INSTALL LOW VOC CARPET AND PAD * RECYCLE REMOVED CARPET * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$20,000.00
ID0011	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION(Dwelling Unit-Interior (1480)-Other)	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION * REMOVE CONCRETE PERIMETER OF TWO 4-UNIT BASEMENTS * INSTALL CONCRETE PERIMETER & 4" PERFORATED DRAIN PIPE & TWO SUMP PUMPS WITH ASSOCIATED PIPING, CONTROLS AND, WIRING * INSTALLATION OF UNDERGROUND PIPING TO CITY STORM SEWER * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0012	AMP 200 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	AMP 200 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$4,209.15
ID0013	AMP 200 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$4,209.15
ID0020	AMP 200 TRAINING(Management Improvement (1408)-Staff Training)	AMP 200 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$2,149.29
ID0025	AMP 200 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$19,639.57
ID0030	AMP 200 Operations(Operations (1406))	AMP 200 Site Operations Support		\$39,279.13
ID0035	AMP 200 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,365.36

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$415,888.31
ID0014	AMP 300 ROMNES WATER SOFTENER REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 ROMNES WATER SOFTENER REPALLACEMENT * REMOVE WATER SOFTENING EQUIPMENT AD ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS AND ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$34,999.50
ID0015	AMP 300 TURBOT SIDING REPAIR AND PAINTING(Dwelling Unit-Exterior (1480)-Siding)	AMP 300 TURBOT SIDING REPAIR AND PAINTING * PRESSURE WASH SIDING * INSTALL PATCHES ON SIDING AND PAINT COMPLETE UNIT * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$8,000.00
ID0016	AMP 300 MARCONI UNIT REFURBISHMENT(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	AMP 300 MARCONI UNIT REFURBISHMENT * REMOVE APPLIANCES, INTERIOR DOORS, ENTRANCE DOORS, SHEETROCK, WATER HEATER, FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * INSTALL HIGH EFFICIENCY APPLIANCES, SOLID CORE INTERIOR DOORS, INSULATED ENTRANCE DOORS, SHEETROCK, HIGH EFFICIENCY WATER HEATER AND ASSOCIATED PIPING, HIGH EFFICIENCY FURNACE, KITCHEN CABINETS AND COUNTERTOPS, ALL VINYL COMPOSITION TILE AND VINYL SHEET GOODS FLOORING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$40,000.00
ID0021	AMP 300 TRAINING(Management Improvement (1408)-Staff Training)	AMP 300 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$3,822.39
ID0026	AMP 300 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$34,927.85

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	AMP 300 Operations(Operations (1406))	AMP 300 Site Operations Support		\$69,855.70
ID0037	AMP 300 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$73,817.54
ID0171	AMP 300 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 300 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$7,712.42
ID0175	AMP 300 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$7,712.42
ID0179	Copy of AMP 300 HEATING EQUIPMENT REPLACEMENT(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT - REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE - INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE - NO DUCT WORK - NO PIPING - NO LBP, OR ASBESTOS, ABATEMENT - NO FORCE LABOR		\$117,880.36
ID0180	AMP 300 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$17,160.13

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRITTINGHAM APARTMENTS (WI003000400)			\$134,327.86
ID0017	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$27,894.74
ID0022	AMP 400 TRAINING(Management Improvement (1408)-Staff Training)	AMP 400 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$2,882.88
ID0029	AMP 400 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$26,342.89
ID0032	AMP 400 Operations(Operations (1406))	AMP 400 Site Operations Support		\$52,685.78
ID0172	AMP 400 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 400 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$5,803.92

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2018			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0176	AMP 400 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$5,803.92
ID0181	AMP 400 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,913.73
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$32,640.90
ID0019	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$9,896.91
ID0023	AMP 500 TRAINING(Management Improvement (1408)-Staff Training)	AMP 500 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$617.76
ID0027	AMP 500 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,644.91
ID0033	AMP 500 Operations(Operations (1406))	AMP 500 Site Operations Support		\$11,289.81

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0173	AMP 500 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 500 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,228.76
ID0178	AMP 500 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,228.76
ID0182	AMP 500 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,733.99
	TRUAX PHASE II (WI003000600)			\$19,411.03
ID0024	AMP 600 TRAINING(Management Improvement (1408)-Staff Training)	AMP 600 TRAINING * REMOVE NONE - TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$527.67
ID0028	AMP 600 CAPITAL FUND ADMINISTRATION * 2018(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,821.69

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2018	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	AMP 600 Operations(Operations (1406))	AMP 600 Site Operations Support		\$9,643.38
ID0174	AMP 600 ACCESSIBILITY IMPROVEMENTS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	AMP 600 ACCESSIBILITY IMPROVEMENTS * REMOVE NOTHING * INSTALL HANDRAILS, GRAB-BARS, VISUAL FIRE ALARMS FOR THE DEAF, ACCESSIBLE SHOWERS, POWER ACTUATED DOOR OPERATORS, POWER ACTUATED DOOR LATCHES, SPECIALTY COMMODES AND ACCESSORIES, ENHANCED ACCESS CABINETS, ACCESSIBLE APPLIANCES * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,045.75
ID0177	AMP 600 ON DEMAND(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT * NO FORCE LABOR		\$1,045.75
ID0183	AMP 600 ARCHITECTURAL AND ENGINEERING(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERING * REMOVE NONE - PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,326.79
	Subtotal of Estimated Cost			\$913,769.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$282,337.50
ID0001	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,835.89
ID0036	AMP 200 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry,Contract Administration (1480)-Other)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS		\$20,079.55
ID0041	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2019(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$8,665.79
ID0044	AMP 200 EAST MAINTENANCE SHOP REPLACEMENT * 2019(Non-Dwelling Construction-New Construction (1480)-Shop)	AMP 200 EAST MAINTENANCE SHOP REPLACEMENT * REMOVE SOILS NECESSARY TO PLACE FROST FOOTINGS FOR NEW STRUCTURE * INSTALL NEW 40' X 80' AT LOCATION OF OLD BUILDING, INSTALL NEW WATER, WASTE, DATA AND, ELECTRICAL SERVICE. NEW BUILDING TO BE WOOD FRAMEWITH CONCRETE FLOOR AND FROST FOOTINGS, HIGH EFFICIENCY WINDOWS, FURNACE AND AIR CONDITIONING WILL BE INSTALLED, R 24 WALLS AND R 38 CEILING. EXTERIOR EXTRUDED POLYSTYRENE INSULATION WILL BE CONTINOUS TO FOOTINGS. * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$134,302.43

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	AMP 200 OPERATIONS * 2019(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$70,278.41
ID0052	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$3,009.01
ID0061	AMP 200 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$3,223.94
ID0184	AMP 200 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$8,102.61
ID0189	AMP 200 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,839.87
	BJARNES ROMNES APARTMENTS (WI003000300)			\$279,050.60
ID0038	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$56,976.92

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0042	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2019(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS. ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$22,913.16
ID0048	AMP 300 OPERATIONS * 2019(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$124,986.16
ID0053	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,351.35
ID0057	AMP 300 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Sundry,Administration (1410)-Salaries)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$35,710.33
ID0062	AMP 300 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,733.59

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0185	AMP 300 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$14,846.41
ID0190	AMP 300 ON DEMAND * 2019(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,532.68
	BRITTINGHAM APARTMENTS (WI003000400)			\$172,593.19
ID0039	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,509.14
ID0043	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2019(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,921.05
ID0049	AMP 400 OPERATIONS * 2019(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$94,265.66

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0054	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,036.04
ID0058	AMP 400 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$26,933.05
ID0063	AMP 400 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$4,324.32
ID0186	AMP 400 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$11,172.55
ID0191	AMP 400 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,431.38
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$172,832.35

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0040	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2019(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,146.04
ID0045	AMP 500 EAST MAINTENANCE SHOP REPLACEMENT * 2019(Non-Dwelling Construction-New Construction (1480)-Shop)	AMP 500 EAST MAINTENANCE SHOP REPLACEMENT * REMOVE SOILS NECESSARY TO PLACE FROST FOOTINGS FOR NEW STRUCTURE * INSTALL NEW 40' X 80' AT LOCATION OF OLD BUILDING, INSTALL NEW WATER, WASTE, DATA AND, ELECTRICAL SERVICE. NEW BUILDING TO BE WOOD FRAMEWITH CONCRETE FLOOR AND FROST FOOTINGS, HIGH EFFICIENCY WINDOWS, FURNACE AND AIR CONDITIONING WILL BE INSTALLED, R 24 WALLS AND R 38 CEILING. EXTERIOR EXTRUDED POLYSTYRENE INSULATION WILL BE CONTINUOUS TO FOOTINGS. * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$131,561.57
ID0050	AMP 500 OPERATIONS * 2019(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$20,199.78
ID0055	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$864.86
ID0059	AMP 500 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,771.37
ID0064	AMP 500 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$926.64

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0187	AMP 500 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,365.36
ID0192	AMP 500 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,996.73
	TRUAX PHASE II (WI003000600)			\$27,426.36
ID0051	AMP 600 OPERATIONS * 2019(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$17,253.98
ID0056	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2019(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$738.74
ID0060	AMP 600 CAPITAL FUND ADMINISTRATION * 2019(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,929.71
ID0065	AMP 600 NON-DWELLING EQUIPMENT * 2019(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$791.51

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	AMP 600 ARCHITECTURAL AND ENGINEERING * 2019(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,013.07
ID0193	AMP 600 ON DEMAND * 2019(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 600 ON DEMAND * REMOVE NOTHING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,699.35
	Subtotal of Estimated Cost			\$934,240.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$182,523.51
ID0067	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$44,790.82
ID0071	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$28,910.53
ID0077	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$2,149.29
ID0078	AMP 200 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$22,582.66
ID0079	AMP 200 OPERATIONS * 2020(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$79,039.23
ID0194	AMP 200 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,050.98

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$417,241.98
ID0068	AMP 300 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$77,417.54
ID0072	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$63,623.51
ID0075	AMP 300 COMMON AREA REFURBISHMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	AMP 300 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, LOW EFFICIENCY LIGHT BULBS OR FIXTURES * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES. * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$82,394.90
ID0082	AMP 300 OPERATIONS * 2020(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$140,566.77

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	AMP 300 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$40,161.97
ID0090	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$3,822.39
ID0195	AMP 300 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,254.90
	BRITTINGHAM APARTMENTS (WI003000400)			\$383,007.00
ID0069	AMP 400 PROGRAMMATIC FLOORING REPAACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$27,894.74
ID0073	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2020(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$3,947.37
ID0076	AMP 400 COMMON AREA REFURBISHMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	AMP 400 COMMON AREA REFURBISHMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS, NEW BASE MOLDING, PAINTING OF WALLS AND CEILINGS, NEW HIGH-EFFICIENCY LIGHT BULBS AND/OR FIXTURES.		\$205,010.10

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
* NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR				
ID0083	AMP 400 OPERATIONS * 2020(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$106,016.69
ID0087	AMP 400 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$30,290.51
ID0091	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$2,882.88
ID0196	AMP 400 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,964.71
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$41,197.86
ID0070	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2020(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,896.91

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	AMP 500 OPERATIONS * 2020(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$22,717.86
ID0088	AMP 500 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,490.82
ID0092	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$617.76
ID0197	AMP 500 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,474.51
	TRUAX PHASE II (WI003000600)			\$26,731.65
ID0085	AMP 600 OPERATIONS * 2020(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$19,404.84
ID0089	AMP 600 CAPITAL FUND ADMINISTRATION * 2020(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,544.24

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0093	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2020(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 600 MANAGEMENT IMPROVEMENTS * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$527.67
ID0198	AMP 600 ARCHITECTURAL AND ENGINEERING * 2020(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,254.90
	Subtotal of Estimated Cost			\$1,050,702.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE (WI003000200)			\$258,430.83
ID0094	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0095	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
ID0096	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0097	AMP 200 OPERATIONS * 2021(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$48,001.22
ID0098	AMP 200 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$24,000.61
ID0151	AMP 200 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$72,866.14

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		LABOR		
ID0161	AMP 200 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 200 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$17,772.60
ID0199	AMP 200 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.15
ID0204	AMP 200 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,154.95
ID0248	AMP 200 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44
	BJARNES ROMNES APARTMENTS (WI003000300)			\$438,117.60
ID0101	AMP 300 OPERATIONS * 2021(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$85,367.43

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0110	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0119	AMP 300 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$42,683.72
ID0134	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0143	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0153	AMP 300 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$119,565.59
ID0163	AMP 300 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES. COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$29,162.94

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0200	AMP 300 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0205	AMP 300 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,774.61
ID0249	AMP 300 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$9,640.52
	BRITTINGHAM APARTMENTS (WI003000400)			\$307,442.22
ID0103	AMP 400 OPERATIONS * 2021(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$64,384.86
ID0121	AMP 400 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$32,192.43
ID0136	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE		\$39,978.64

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0145	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
ID0155	AMP 400 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	AMP 400 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$79,957.28
ID0165	AMP 400 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$19,502.18
ID0201	AMP 400 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0206	AMP 400 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,623.60

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0218	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0250	AMP 400 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90
	TRUAX PARK APARTMENTS LLC (WI003000500)			\$70,814.36
ID0105	AMP 500 OPERATIONS * 2021(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$13,796.76
ID0114	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0123	AMP 500 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,898.38
ID0138	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0157	AMP 500 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 500 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$19,361.95
ID0167	AMP 500 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 500 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$4,722.53
ID0202	AMP 500 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0207	AMP 500 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,672.57
ID0251	AMP 500 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TRUAX PHASE II (WI003000600)			\$41,869.99
ID0107	AMP 600 OPERATIONS * 2021(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$11,784.73
ID0116	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2021(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0125	AMP 600 CAPITAL FUND ADMINISTRATION * 2021(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,892.36
ID0140	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2021(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0149	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2021(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0159	AMP 600 PARKING RE-PAVE * 2021(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 600 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$8,249.04

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0169	AMP 600 EXTERIOR LIGHTING UPGRADES * 2021(Dwelling Unit-Site Work (1480)-Lighting)	AMP 600 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$2,012.00
ID0203	AMP 600 ARCHITECTURAL AND ENGINEERING * 2021(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,045.75
ID0208	AMP 600 ON DEMAND * 2021(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,274.52
ID0252	AMP 600 NON-DWELLING EQUIPMENT * 2021(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.19
	Subtotal of Estimated Cost			\$1,116,675.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BJARNES ROMNES APARTMENTS (WI003000300)			\$438,117.60
ID0209	AMP 300 OPERATIONS * 2022(Operations (1406))	AMP 300 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$85,367.43
ID0217	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$7,644.79
ID0221	AMP 300 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Striping)	AMP 300 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$119,565.59
ID0229	AMP 300 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Sundry,Administration (1410)-Salaries)	AMP 300 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$42,683.72
ID0234	AMP 300 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 300 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$7,712.42
ID0239	AMP 300 ON DEMAND * 2022(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	AMP 300 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$16,774.61

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0244	AMP 300 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 300 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$29,162.94
ID0254	AMP 300 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 300 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$9,640.52
ID0259	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 300 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
ID0264	AMP 300 PROGRAMMATIC FLOORING REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$59,782.79
	BRITTINGHAM APARTMENTS (WI003000400)			\$307,442.22
ID0211	AMP 400 OPERATIONS * 2022(Operations (1406))	AMP 400 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$64,384.86

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0222	AMP 400 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 400 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$79,957.28
ID0225	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$5,765.77
ID0230	AMP 400 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 400 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$32,192.43
ID0235	AMP 400 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 400 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,803.92
ID0240	AMP 400 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 400 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$12,623.60
ID0245	AMP 400 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 400 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$19,502.18
ID0255	AMP 400 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 400 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$7,254.90

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0260	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 400 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$39,978.64
ID0265	AMP 400 PROGRAMMATIC FLOORING REPAACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 400 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR PROGRAMMATIC FLOORING REPLACEMENT ON AN AS-VACATED BASIS		\$39,978.64
	TRUAX PARK APARTMENTS LLC (W1003000500)			\$70,814.36
ID0212	AMP 500 OPERATIONS * 2022(Operations (1406))	AMP 500 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$13,796.76
ID0219	AMP 500 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 500 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENCLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS AND CURBS, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$19,361.95

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0226	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,235.52
ID0231	AMP 500 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 500 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$6,898.38
ID0236	AMP 500 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 500 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,228.76
ID0241	AMP 500 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 500 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,672.57
ID0246	AMP 500 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 500 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$4,722.53
ID0256	AMP 500 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 500 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,535.95

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0261	AMP 500 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 500 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS. ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
ID0266	AMP 500 PROGRAMMATIC FLOORING REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 500 PROGRAMMATIC FLOORING REPAACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,680.97
	SCATTERED SITE (WI003000200)			\$258,430.83
ID0214	AMP 200 OPERATIONS * 2022(Operations (1406))	AMP 200 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$48,001.22
ID0216	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$4,298.58
ID0220	AMP 200 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 200 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE		\$72,866.14

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0228	AMP 200 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 200 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$24,000.61
ID0233	AMP 200 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 200 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,209.15
ID0238	AMP 200 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 200 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$9,154.95
ID0243	AMP 200 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 200 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$17,772.60
ID0253	AMP 200 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 200 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$5,261.44
ID0258	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 200 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE		\$36,433.07

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
LABOR				
ID0263	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 200 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$36,433.07
	TRUAX PHASE II (WI003000600)			\$41,869.99
ID0215	AMP 600 OPERATIONS * 2022(Operations (1406))	AMP 600 OPERATIONS * PROVIDE SITE OPERATIONS SUPPORT		\$11,784.73
ID0223	AMP 600 PARKING RE-PAVE * 2022(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	AMP 600 PARKING RE-PAVE * REMOVE BITUMINOUS ASPHALTIC CONCRETE, DETERIORATED CONCRETE CURB, UNSUITABLE SUPPORT BASE * INSTALL NEW SUPPORT BASE, NEW CONCRETE ACCESSORIES SUCH AS RAMPS, CURBS AND DUMPSTER ENSLOSURES, NEW STRIPING, SIGNAGE AS NEEDED. * NO FORCE LABOR		\$8,249.04
ID0227	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2022(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * REMOVE NONE * TRAINING FOR ALL STAFF - INCLUDES TRAVEL AND/OR REQUIRED MATERIALS AS NEEDED		\$1,055.34
ID0232	AMP 600 CAPITAL FUND ADMINISTRATION * 2022(Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 600 CAPITAL FUND ADMINISTRATION * PROVIDE ADMINISTRATION OF CAPITAL FUND GRANT FUNDS AND PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$5,892.36

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0237	AMP 600 ARCHITECTURAL AND ENGINEERING * 2022(Contract Administration (1480)-Other Fees and Costs)	AMP 600 ARCHITECTURAL AND ENGINEERINGNONE * PROVIDE ADVICE, DRAWINGS AND SPECIFICATIONS FOR TECHNICAL OR COMPLEX PROJECTS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$1,045.75
ID0242	AMP 600 ON DEMAND * 2022(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	AMP 600 ON DEMAND * REMOVE WATER SOFTENERS, HEAT EXCHANGERS, BOILERS, AND ASSOCIATED PIPING * INSTALL LOW SALT WATER SOFTENERS, HIGH EFFICIENCY HEAT EXCHANGERS, HIGH EFFICIENCY BOILERS AND, ASSOCIATED PIPING * * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$2,274.52
ID0247	AMP 600 EXTERIOR LIGHTING UPGRADES * 2022(Dwelling Unit-Site Work (1480)-Lighting)	AMP 600 EXTERIOR LIGHTING UPGRADES * REMOVE EXTERIOR - LOW EFFICIENCY BULBS AND FIXTURES, COSTS TO INCLUDE RECYCLING AS NEEDED * INSTALL NEW HIGH EFFICIENCY BULBS AND FIXTURES * NO FORCE LABOR		\$2,012.00
ID0257	AMP 600 NON-DWELLING EQUIPMENT * 2022(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	AMP 600 NON-DWELLING EQUIPMENT * PURCHASE STATIONARY POWER TOOLS, PAINT SHAKERS, PAINT STRIPING EQUIPMENT, SEWER CLEANING EQUIPMENT, LASER LEVELS, FLOOR BUFFERS, LARGE FLOOR CLEANING EQUIPMENT, VIDEO SURVEILLANCE EQUIPMENT		\$1,307.19
ID0262	AMP 600 HEATING EQUIPMENT REPLACEMENT * 2022(Dwelling Unit-Interior (1480)-Mechanical)	AMP 600 HEATING EQUIPMENT REPLACEMENT * REMOVE NAT. GAS, GRAVITY VENT, LOW EFF, FORCED AIR FURNACE * INSTALL NAT. GAS, POWERED VENT, HIGH EFF, FORCED AIR FURNACE * NO DUCT WORK * NO PIPING * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53
ID0267	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * 2022(Dwelling Unit-Interior (1480)-Flooring (non routine))	AMP 600 PROGRAMMATIC FLOORING REPACEMENT * REMOVE NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * INSTALL NON-ASBESTOS VINYL COMPOSITION TILE & SHEET VINYL MATERIALS * NO LBP, OR ASBESTOS, ABATEMENT ANTICIPATED BUT WILL REMEDIATE IF ENCOUNTERED * NO FORCE LABOR		\$4,124.53

Capital Fund Program Annual Statement Performance and Evaluation Report

Form HUD-50075.1

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval: 2016
Type of Grant <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 and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	367,745.40			
3	1408 Management Improvements	10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	105,070.20			
5	1411 Audit	4,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	543,886.40			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2016 FFY of Grant Approval: 2016			
Type of Grant					
<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 and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,050,702.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	40,000.00			
Signature of Executive Director <i>Natalie Erdman</i>		Date 2.15.17		Signature of Public Housing Director	
				Date	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFPP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406	1	367,745.40				
PHA WIDE	Management Improvements (Training)	1408	1	10,000.00				
PHA WIDE	Administration	1410		105,070.20				
PHA WIDE	Audit	1411		4,000.00				
PHA WIDE	A&E	1430		20,000.00				
3-1	Flooring Replacements	1460	4	20,000.00				
3-1	Heating Replacements	1460	2	10,000.00				
3-4	Flooring Replacements	1460	4	20,000.00				
3-4	Heating Replacements	1460	4	10,000.00				
3-4	Common Area Refurbish	1460	1	62,394.90				
3-5	Flooring Replacements	1460	4	20,000.00				
3-5	Heating Replacements	1460	4	20,000.00				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39-P003-501-16 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-6	Flooring Replacements	1460	4	20,000.00				
3-6	Common Area Refurbish	1460	1	225,010.00				
3-7	Flooring Replacements	1460	4	20,000.00				
3-7	Heating Replacements	1460	6	15,000.00				
3-8	Flooring Replacements	1460	4	20,000.00				
3-9	Flooring Replacements	1460	4	20,000.00				
3-9	Heating Replacements	1460	6	15,000.00				
3-13	Flooring Replacements	1460	4	20,000.00				
3-13	Heating Replacements	1460	10	26,481.40				
AMP 200	Computer Hardware	1475		0.00				

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WI39P00350117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant <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 and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		0.00		
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 223,335.00			
3	1408 Management Improvements	\$ 20,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$ 111,667.50			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	\$ 33,500.25			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	\$ 703,172.25			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	\$ 25,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

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

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: Community Development Authority of the City of Madison	Grant Type and Number Capital Fund Program Grant No: WI39P00350117 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2017			
Type of Grant					
<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 and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,116,675.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 223,172.25			
Signature of Executive Director <i>Natalie Edman</i>		Date 7/31/2017	Signature of Public Housing Director <i>Tom Connell</i>		Date 07/31/2017

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Operations	1406		\$54,245.20				
WI003000300 Bjarnes Romnes Apts.	Operations	1406		\$89,010.60				
WI003000400 Brittingham Apts.	Operations	1406		\$59,524.20				
WI003000500 Truax Park Apts. LLC	Operations	1406		\$14,414.00				
WI003000600 Truax Phase II	Operations	1406		\$6,141.00				
WI003000200 Scattered Site	Mgt. Imps.	1408		\$4,857.74				
WI003000300 Bjarnes Romnes Apts.	Mgt. Imps.	1408		\$7,971.04				
WI003000400 Brittingham Apts.	Mgt. Imps.	1408		\$5,330.49				
WI003000500 Truax Park Apts. LLC	Mgt. Imps.	1408		\$1,290.80				
WI003000600 Truax Phase II	Mgt. Imps.	1408		\$549.94				
WI003000200 Scattered Site	Administration	1410		\$27,122.60				
WI003000300 Bjarnes Romnes Apts.	Administration	1410		\$44,505.30				
WI003000400 Brittingham Apts.	Administration	1410		\$29,762.10				
WI003000500 Truax Park Apts. LLC	Administration	1410		\$7,207.00				
WI003000600 Truax Phase II	Administration	1410		\$3,070.50				

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison			Grant Type and Number Capital Fund Program Grant No: WI39PC0350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	Fees & Costs	1430		\$8,136.78				
WI003000300 Bjarnes Romnes Apts.	Fees & Costs	1430		\$13,351.59				
WI003000400 Brittingham Apts.	Fees & Costs	1430		\$8,928.63				
WI003000500 Truax Park Apts. LLC	Fees & Costs	1430		\$2,162.10				
WI003000600 Truax Phase II	Fees & Costs	1430		\$921.15				
WI003000200 Scattered Site	Flooring	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Flooring	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Flooring	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Flooring	1460		\$9,680.97				
WI003000600 Truax Phase II	Flooring	1460		\$4,124.52				
WI003000200 Scattered Site	Heating	1460		\$36,433.07				
WI003000300 Bjarnes Romnes Apts.	Heating	1460		\$59,782.79				
WI003000400 Brittingham Apts.	Heating	1460		\$39,978.64				
WI003000500 Truax Park Apts. LLC	Heating	1460		\$9,680.97				
WI003000600 Truax Phase II	Heating	1460		\$4,124.52				

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Community Development Authority of the City of Madison		Grant Type and Number Capital Fund Program Grant No: WJ39P00350117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI003000200 Scattered Site	On Demand	1460		\$7,286.61				
WI003000300 Bjarnes Romnes Apts.	On Demand	1460		\$11,956.56				
WI003000400 Brittingham Apts.	On Demand	1460		\$7,995.73				
WI003000500 Truax Park Apts. LLC	On Demand	1460		\$1,936.19				
WI003000600 Truax Phase II	On Demand	1460		\$824.90				
WI003000200 Scattered Site	Parking Repave	1460		\$72,866.14				
WI003000300 Bjarnes Romnes Apts.	Parking Repave	1460		\$119,565.59				
WI003000400 Brittingham Apts.	Parking Repave	1460		\$79,957.28				
WI003000500 Truax Park Apts. LLC	Parking Repave	1460		\$19,361.95				
WI003000600 Truax Phase II	Parking Repave	1460		\$8,249.04				
WI003000200 Scattered Site	Exterior Lighting	1460		\$17,772.60				
WI003000300 Bjarnes Romnes Apts.	Exterior Lighting	1460		\$29,162.94				
WI003000400 Brittingham Apts.	Exterior Lighting	1460		\$19,502.18				
WI003000500 Truax Park Apts. LLC	Exterior Lighting	1460		\$4,722.52				
WI003000600 Truax Phase II	Exterior Lighting	1460		\$2,012.00				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Community Development Authority of the City of Madison				Federal FFY of Grant: 2017	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WI003000200 Scattered Site	08/15/2019		08/15/2021		
WI003000300 Bjarnes Romnes Apts.	08/15/2019		08/15/2021		
WI003000400 Brittingham Apts.	08/15/2019		08/15/2021		
WI003000500 Truax Park Apts. LLC	08/15/2019		08/15/2021		
WI003000600 Truax Phase II	08/15/2019		08/15/2021		

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

Part I: Summary						
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<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 and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20)(3)					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment-Nonexpendable					

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

Part I: Summary						
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<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 and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling equipment					
14	1480 General Capital Fund					
15	1485 Demolition					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18a	1499 Development Activities (4)					
18ba	1501 Collateralization or Debt Service paid by the PHA					
19	9000 Collateralization or Debt Service paid via System of Direct Payment					
20	1502 Contingency (may not exceed 8% of line 20)					
21	Amount of Annual Grant: (sum of lines 2-20)					

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Part I: Summary						
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<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 and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Activities					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director /S/ MTM516	Date 10/27/2018	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 - STEIN-SOUTH THOMPSON SIDING REPLACEMENT * 2018 (Dwelling Unit-Exterior (1480))			\$60,000.00				
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480))			\$74,258.44				
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480))			\$48,390.81				
WI003000200 - SCATTERED SITE	AMP 200 TENNEY PARK PROGRAMMATIC FLOORING REPLACEMENT (Dwelling Unit-Interior (1480))			\$20,000.00				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 WEBB-RETHKE DRAIN TILE ADDITION (Dwelling Unit-Interior (1480))			\$30,000.00				
WI003000200 - SCATTERED SITE	AMP 200 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480))			\$4,209.15				
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND (Dwelling Unit- Interior (1480))			\$105,733.38				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ROMNES WATER SOFTENER REPLACEMENT (Dwelling Unit-Interior (1480))			\$34,999.50				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 TURBOT SIDING REPAIR AND PAINTING (Dwelling Unit-Exterior (1480))			\$8,000.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MARCONI UNIT REFURBISHMENT (Dwelling Unit-Interior (1480))			\$40,000.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 BRITTINGHAM PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480))			\$27,894.74				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PHASE 1 PROGRAMMATIC FLOORING REPACEMENT (Dwelling Unit-Interior (1480))			\$9,896.91				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 TRAINING (Management Improvement (1408))			\$2,149.29				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 TRAINING (Management Improvement (1408))			\$3,822.39				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 TRAINING (Management Improvement (1408))			\$2,882.88				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 TRAINING (Management Improvement (1408))			\$617.76				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 TRAINING (Management Improvement (1408))			\$527.68				
WI003000200 - SCATTERED SITE	AMP 200 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410))			\$33,263.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410))			\$61,773.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410))			\$9,504.00				

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410))			\$7,920.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 CAPITAL FUND ADMINISTRATION * 2018 (Administration (1410))			\$45,934.00				
WI003000200 - SCATTERED SITE	AMP 200 Operations (Operations (1406))			\$66,525.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 Operations (Operations (1406))			\$123,547.00				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 Operations (Operations (1406))			\$91,868.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 Operations (Operations (1406))			\$19,007.00				
WI003000600 - TRUAX PHASE II	AMP 600 Operations (Operations (1406))			\$15,839.00				
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480))			\$9,365.36				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT (Dwelling Unit-Interior (1480))			\$73,817.54				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480))			\$7,712.42				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480))			\$5,803.92				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480))			\$1,228.76				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 ACCESSIBILITY IMPROVEMENTS (Dwelling Unit-Interior (1480))			\$1,045.75				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND (Dwelling Unit- Interior (1480))			\$196,257.41				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ON DEMAND (Dwelling Unit- Interior (1480))			\$146,004.04				
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND (Dwelling Unit- Interior (1480))			\$25,218.19				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND (Dwelling Unit-Interior (1480))			\$30,235.68				
WI003000300 - BJARNES ROMNES APARTMENTS	Copy of AMP 300 HEATING EQUIPMENT REPLACEMENT (Dwelling Unit-Interior (1480))			\$117,880.36				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480))			\$17,160.13				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480))			\$12,913.73				

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

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480))			\$2,733.99				
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING (Contract Administration (1480))			\$2,326.79				
	Total:			\$1,598,267.00				

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

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

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

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

Part I: Summary						
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<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 and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20)(3)					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment-Nonexpendable					

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

Part I: Summary						
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<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 and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling equipment					
14	1480 General Capital Fund					
15	1485 Demolition					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18a	1499 Development Activities (4)					
18ba	1501 Collateralization or Debt Service paid by the PHA					
19	9000 Collateralization or Debt Service paid via System of Direct Payment					
20	1502 Contingency (may not exceed 8% of line 20)					
21	Amount of Annual Grant: (sum of lines 2-20)					

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

Part I: Summary					
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<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 and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 PROGRAMMATIC FLOORING REPAACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$27,835.89				
WI003000200 - SCATTERED SITE	AMP 200 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410))			\$35,203.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 PROGRAMMATIC FLOORING REPAACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$56,976.92				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 PROGRAMMATIC FLOORING REPAACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$16,509.14				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 PROGRAMMATIC FLOORING REPAACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$9,146.04				
WI003000200 - SCATTERED SITE	AMP 200 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$8,665.79				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$22,913.16				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 HEATING EQUIPMENT REPLACEMENT * 2019 (Dwelling Unit- Interior (1480))			\$5,921.05				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 OPERATIONS * 2019 (Operations (1406))			\$70,407.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 OPERATIONS * 2019 (Operations (1406))			\$130,755.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 OPERATIONS * 2019 (Operations (1406))			\$97,228.00				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 OPERATIONS * 2019 (Operations (1406))			\$20,116.00				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 OPERATIONS * 2019 (Operations (1406))			\$16,764.00				
WI003000200 - SCATTERED SITE	AMP 200 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408))			\$2,100.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408))			\$3,900.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408))			\$2,900.00				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408))			\$600.00				
WI003000600 - TRUAX PHASE II	AMP 600 MANAGEMENT IMPROVEMENTS * TRAINING * 2019 (Management Improvement (1408))			\$500.00				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410))			\$65,378.00				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410))			\$48,614.00				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410))			\$10,058.00				
WI003000600 - TRUAX PHASE II	AMP 600 CAPITAL FUND ADMINISTRATION * 2019 (Administration (1410))			\$8,382.00				
WI003000200 - SCATTERED SITE	AMP 200 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480))			\$3,223.94				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480))			\$5,733.59				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480))			\$4,324.32				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480))			\$926.64				
WI003000600 - TRUAX PHASE II	AMP 600 NON-DWELLING EQUIPMENT * 2019 (Non-Dwelling Equipment-Expendable/Non-Expendable (1480))			\$791.51				
WI003000200 - SCATTERED SITE	AMP 200 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480))			\$8,102.61				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480))			\$14,846.41				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480))			\$11,172.55				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480))			\$2,365.36				
WI003000600 - TRUAX PHASE II	AMP 600 ARCHITECTURAL AND ENGINEERING * 2019 (Contract Administration (1480))			\$2,013.07				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000200 - SCATTERED SITE	AMP 200 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480))			\$196,495.22				
WI003000300 - BJARNES ROMNES APARTMENTS	AMP 300 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480))			\$353,273.47				
WI003000400 - BRITTINGHAM APARTMENTS	AMP 400 ON DEMAND * 2019 (Dwelling Unit-Interior (1480),Dwelling Unit-Exterior (1480))			\$299,471.99				
WI003000500 - TRUAX PARK APARTMENTS LLC	AMP 500 ON DEMAND * 2019 (Dwelling Unit-Interior (1480),Dwelling Unit-Exterior (1480))			\$57,368.66				

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Part II: Supporting Pages								
PHA Name: Madison Community Development Authority		Grant Type and Number Capital Fund Program Grant No. WI39P00350119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
WI003000600 - TRUAX PHASE II	AMP 600 ON DEMAND * 2019 (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480))			\$55,367.67				
	Total:			\$1,676,350.00				

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

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

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

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

CDA Resolution No. 4342

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4342

Authorizing the submission of the required
Five-Year PHA Plan for Years 2020 – 2024,
PHA Annual Plan for Fiscal Year 2020, and
Capital Fund Plan for Fiscal Year 2020

Presented October 14, 2019
Referred _____
Reported Back _____
Adopted October 14, 2019
Placed on File _____
Moved By Sheri Carter
Seconded By Tag Evers
Yeas 6 Nays 0 Absent 1
Rules Suspended _____
Legistar File Number 56826

RESOLUTION

WHEREAS, The Community Development Authority (CDA) of the City of Madison has prepared the Five-Year Plan for Years 2020 – 2024, the 2020 Annual Plan, and the 2020 Capital Fund Plan; and

WHEREAS, the draft PHA Five-Year, Annual, and Capital Fund Plans are posted on the CDA website, <https://www.cityofmadison.com/dpced/housing/annual-plans/465/>; and

WHEREAS, The CDA has engaged in a process to seek resident and public comments on the Five-Year, Annual, and Capital Fund Plans;

NOW, THEREFORE, BE IT RESOLVED, the CDA Board of Commissioners authorizes CDA Staff to submit documents related to the Five-Year and Annual Plan, as required by the Department of Housing and Urban Development (HUD).

Contact Information

The CDA is accepting comments to the PHA 5-Year and Annual Plan:

August 5, 2019 through September 26, 2019

A Public Hearing will also be held at 4:30 p.m. on September 26, 2019:

Community Development Authority
215 Martin Luther King, Jr., Boulevard
Madison Municipal Building – Room 153
Madison, WI 53703

Comments may be directed to:

Lisa Daniels
CDA Programs Analyst
ldaniels@cityofmadison.com
(608) 267-8709
Or, mail to the CDA at address below

Community Development Authority, City of Madison

215 Martin Luther King, Jr., Boulevard
Madison Municipal Building – Suite 161
Madison, WI 53703

Tel 608 266-4675

Cityofmadison.com/housing

