

1.0 PHA Information

PHA Name: **Housing Authority of the City of Milwaukee** PHA Code: **WI002**
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): **01/2013**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: **3560** Number of HCV units: **??**

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA	Programs Not in the Consortia		No. of Units in Each Program	
Code	Program(s) Included in the Consortia			PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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:

Provide decent/quality, safe and affordable housing with transition options for those who desire them. “Transition option” is defined as the opportunity for residents to self-determine their interest in, and have access to, housing options that support long-term self-sufficiency.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- Strategically reposition the Housing Authority’s assets to maximize available resources to sustain HACM operations, which includes administration, management, homeownership, development and community/supportive services, and provide affordable housing and services for HACM’s residents. Activities include submission of demolition/disposition applications, development proposals, requests for project-based assistance, leveraging resources (properties, Capital Fund, Reserves, and Project-Based Vouchers) for financing, applications for grants, including Fund for Lake Michigan and the Affordable Housing Program, housing choice vouchers and amendment of the designated housing plan as needed. 12/31/2013
- Submit funding applications for low income housing tax credits, the affordable housing program and other sources to support HACM property renovation/development. 12/31/2013
- Submit mixed finance development applications to support the use of other financial resources, including low income housing tax credits. 12/31/2013
- Submit Choice Neighborhood Grant, HOME/CDBG, capital fund education and training community facilities program grant or other applications in response to a Notice of Funding Availability (NOFA). Redevelopment sites(s) to be determined on the basis of need, opportunity, and the amount of assistance available. 12/31/2013

- Increase the Housing Authority's market-rate portfolio through new construction and/or acquisition/rehab and rent/sell market-rate homes and retail/commercial spaces, which may include working with a broker(s). 12/31/2013
- Continue to work with Neighborhood Stabilization Program (NSP) utilizing NSP sales proceeds to acquire/rehab foreclosed properties for rent/sale. 12/31/2013
- Continue Section 32 Homeownership Program and sell 5 homes to eligible families. 12/31/2013
- Continue Section 8y Homeownership program and convert 10 households from rental to homeownership. 12/31/2013
- Use "Force Account Labor", which includes HACM's carpenters, painters and HVAC technicians, to perform work funded through the Capital Fund Grant. 12/31/2013
- Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents. 12/31/2013
- Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by Meta House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Comm. Assoc., the consortia to re-unite families and Rapid Re-housing. 12/31/2013
- Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability. 12/31/2013
- Continue to work with contractors to achieve 30% new hires being public housing and/or other Section 3 residents. 12/31/2013
- Continue partnerships with Friends of Housing Corp to support and complement HACM's management activities. 12/31/2013
- Continue to implement the VA supportive housing (VASH) vouchers, project-based VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans. 12/31/2013
- Continue to offer the "Make your Money Talk" program in partnership with the Wisconsin Women's Business Initiatives Corporation; enroll and graduate 35 families. 12/31/2013
- Secure funding for the next phase of the Westlawn redevelopment, which includes relocation, demolition, and new construction. 12/31/2013
- Continue to implement Westlawn Redevelopment Plan. 12/31/2013
- Continue to participate in the City's Continuum of Care. 12/31/2013
- Continue to provide staff support to the Supportive Housing Commission. 12/31/2013
- Open the Section 8 wait list upon voucher availability. 12/31/2013
- Maintain "High Performer" status under the Section 8 Management Assessment System, and re-gain "High Performer" status under Public Housing Assessment System. 12/31/2013
- Continue the HACM Educational Initiative. 12/31/2013
- Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2013
- Maximize use of cost-effective sustainability features in new construction/redevelopment. 12/31/2013
- Designate special purpose units to enhance services for residents. 12/31/2013
- Provide support for a 2013 event sponsored by HACM Resident Advisory Board. 12/31/2013
- Submit an application for Moving-To-Work or its successor program. 12/31/2013
- Secure a line of credit for the development or revitalization of housing. 12/31/2013
- Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2013

- Continue HACM’s educational scholarship program award 20 scholarships. 12/31/2013
- Pursue development and general contractor opportunities. 12/31/2013
- Continue to implement asset based property management. 12/31/2013
- Implement organizational goals established by the Performance Management design team. 12/31/2013
- Assess the feasibility of converting public housing units to project-based voucher units under the Rent Assistance Demonstration program and submit application if feasible. 12/31/2013

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

As a result of the Violence Against Women Act Conforming Amendments; Final Rule published October 27, 2010, amendments were made to sections of the Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan sections pertaining to the Violence Against Women Act.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

PHA Plan Elements:

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

Detailed language regarding eligibility, selection and admissions policies and wait list procedures for both the low rent and Section 8 programs can be found in the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan. Both documents are available upon request at all administrative offices and housing development locations.

2. **Financial Resources:**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund (estimate)	10,839,343	
b) Public Housing Capital Fund (estimate)	4,445,679	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	36,462,390	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	69,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) Recovery Act Capital Funds- Elderly/Persons with Disabilities		
Other Federal Grants (list below)		
2012 RHF	1,205,840	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI (Scattered Sites)	935,821	Scattered Site Redevelopment
CFP 2010	25,022	Modernization
CFP 2011	1,700,000	
CFP 2012	2,216,639	
ROSS Family Self Sufficiency (FY11)	69,000	Supportive Services
3. Public Housing Dwelling Rental Income	9,537,512	Operations
4. Other income (list below)		
Section 32 Sales	1,100,000	Homeownership
Investment	124,900	Operations
Miscellaneous	1,091,035	Operations
5. Non-federal sources (list below)		
HACM-owned Housing	6,749,379	Operations
Investment	521,782	Operations
Miscellaneous	540,000	Operations
Total resources	77,633,342	

3. **Rent Determination.**

Detailed language regarding rent determination for both the low rent and Section 8 programs can be found in the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan. Both documents are available upon request at all administrative offices and housing development locations.

4. **Operation and Management.**

a) The Asset Management Plan addresses maintenance and management and is available at each HACM property.

b) HUD Programs under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3560	550
Section 8 Vouchers	6097	600
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	

Special Purpose Section 8 Certificates/Vouchers (list individually)	VA/SRO – 13 units	3
	RANE- 100 vouchers	10
	Relocation – 225 vouchers	10
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	Veterans Administration Supportive Housing (VASH) – 155 units	10

5. Grievance Procedures.

HACM’s Grievance Procedure is provided to assure that any Housing Authority resident has the opportunity for a hearing if that resident disputes within a reasonable time any HACM action or failure to act which involves that resident’s lease with the HACM or any HACM regulations which adversely affect that individual resident’s rights, duties, welfare, or status. The policy document is available upon request at all administrative offices and housing development locations. The Section 8 Rent Assistance Program gives participant families an opportunity for an informal hearing to consider whether RAP decisions relating to the individual circumstances of a participant family are in accordance with the law, HUD regulations, and RAP policies. The informal hearing is detailed in Section 22 of the Section 8 Administrative Plan.

6. Designated Housing Plan

The Housing Authority’s original Designated Housing Plan was approved on September 30, 1994, extended February 24, 2000, February 24, 2002, February 3, 2005, February 24, 2006 and April 16, 2008. Due to redevelopment work, as well as changes in the demand for elderly housing in our community, the Housing Authority submitted a new Plan in April 2010 that was approved June 16, 2010. A request to designate a 47-unit building at Westlawn for elderly only housing required a new plan that was submitted on February 16, 2011 and approved by HUD on April 14, 2011. The Plan is in effect for five years. The following 872 units are designated elderly:

Arlington Court	180 units
Becher Court	120 units
Olga Village	37 units
College Court	125 units
Convent Hill	42 units
Lapham Park	201 units
Merrill Park	60 units
Mitchell Park	60 units
Westlawn	47 units

The following 1081 units are designated mixed:

Arlington Court	50 units
College Court	126 units
Merrill Park	60 units
Mitchell Court	40 units

Cherry Court	70 units
Highland Gardens	46 units
Hillside Terrace	49 units
Holton Terrace	120 units
Lincoln Court	110 units
Locust Court	230 units
Riverview	180 units

7. Community Service and Self-Sufficiency.

(1) Any programs relating to services and amenities provided or offered to assisted families;

HACM has more than 30 years experience in building innovative and award-winning partnerships with economic development and supportive service agencies. HACM's approach to community and supportive services programming has produced positive results for residents.

HACM's programming has received numerous awards and recognition from a wide variety of organizations in recent years, including:

- The "Innovations in American Government Award" from the Ford Foundation and Harvard University's JFK School of Government, for HACM's service-enriched programming at the Lapham Park elderly high-rise in 2000 and for the Central City Cyberschool in 2001;
- Three Awards of Merit from NAHRO for HACM's family self-sufficiency program, its drug abatement partnership with local police, and the Lapham Park high-rise programming;
- "Best Practice Awards" from the U.S. Departments of Housing and Urban Development and Health and Human Services, for its enhanced services to elderly residents and its self-sufficiency programming at Hillside Terrace;
- The 2004 National Social Advocacy Award from the American Planning Association and the 2007 Award for Municipal Excellence (Gold) for large cities from the National League of Cities for HACM's Lapham Park elderly high-rise programming; and
- The 2005 World Leadership Award in the category of "Housing" presented in a ceremony at the Royal Courts of Justice in London, UK.

HACM partners with a number of community organizations to provide services for residents that assist and support them and their families. Services that are available for public housing residents include:

Day Care: HACM has three licensed day care/Head Start providers on-site in our public housing family developments (Tomorrow's Future Leaders at Hillside, Day Care Services for Children at Parklawn, and Silver Spring Neighborhood Center at Westlawn).

Youth Services: Youth-serving agencies are on-site in three developments (a Boys & Girls Club at Hillside, a YMCA at Parklawn, and the Silver Spring Neighborhood Center at Westlawn). These agencies provide a comprehensive array of recreational, educational and leadership programs for youth, both after-school and during the summer.

Education: HACM has three schools on-site in family public housing developments. The Central City Cyberschool is a public charter school (chartered by the City of Milwaukee) that serves up to 400 students in grades K4 to 8th grade and is located at the Parklawn development. Attached to the Silver Spring Neighborhood Center (SSNC) in Westlawn, the Browning Elementary School is a

Milwaukee Public School (MPS) that serves children in grades K4 through the 5th grade and the Banner Preparatory School is an alternative middle school that serves children in 6th through 12th grades.

HACM Educational Initiative: Since 2005, the HACM Education Initiative has sought to improve school attendance and educational achievement among youth in two public housing developments: Highland Homes and Scattered Sites. The Education Specialist works with the children to ensure they attend school every day, links them to community learning centers and tutoring programs, and helps reduce barriers to their success in school. He also works one-on-one with parents to develop an educational achievement plan for each child.

Adult Education: HACM partners with community organizations to provide GED preparation and adult basic education training on-site in three developments. Milwaukee Area Technical College (MATC) provides such training at Hillside and through the Silver Spring Neighborhood Center at Westlawn.

Scholarships: Public housing residents are eligible to apply for scholarships for higher education of up to \$2000 per year from HACM.

Employment/Economic Self-Sufficiency: HACM's programs in economic self-sufficiency will be discussed in more detail in (2) below.

Healthcare: HACM currently has two health clinics located in public housing developments. Located on the 2nd floor of the Hillside Family Resource Center, the Westside Healthcare Association's Hillside clinic is a federally qualified health center that provides a variety of health care services to low-income families and individuals in Milwaukee. The University of Wisconsin-Milwaukee School of Nursing operates a clinic in the Silver Spring Neighborhood Center at Westlawn. Services at both clinics are available to residents on a sliding fee scale.

Services for Seniors and Persons with Disabilities: Since 1993, HACM has partnered with SET Ministry to serve residents in our highrise developments and S.E.T. has on-site offices in every highrise development. SET Ministry has received awards and national recognition for their public housing case management program. Every year, SET assists more than 1,300 residents in Milwaukee's public housing. SET Ministry's case managers are experienced nurses and social workers who assist residents by assessing their needs, assessing eligibility for programs and services that are needed by the resident, and linking the resident into those services. SET Ministry also case manages a number of residents that are eligible for the State of Wisconsin Family Care Program.

Senior Meal Program: For seniors 60 and older, the Milwaukee County Department on Aging has 27 meal sites that serve a hot lunch Monday through Friday at 11:30 a.m. Four meal sites are currently located in HACM highrise developments in their community rooms (Arlington Court, College Court, Convent Hill and Lapham Park).

Neighborhood Network Centers: HACM currently has six Neighborhood Network Centers (community computer centers) located at:

Townhomes at Carver Park	650 W. Reservoir Ave.
Hillside Terrace	1452 N. 7 th Street
Highland Gardens	1818 W. Juneau Ave.

Cherry Court
Westlawn (in Silver Spring Neighborhood Center)
Convent Hill

1525 N. 24th Street
5460 N. 64th Street
455 E. Ogden Ave.

Each Neighborhood Network Center offers a variety of programs, including: adult basic skills education and GED preparation; computer skills classes (basic computer skills, how to use Microsoft Word, Excel, PowerPoint, how to use email and/or the internet); homework help and youth book club programs; assistance in job search; and other adult and youth programming. In addition, there are times scheduled for open labs when seniors, adults and youth can use the lab as they wish. There are monthly schedules of classes and activities for each Neighborhood Network Center.

(2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS;

Resident Employment/Case Management: HACM's Community Services section has two Case Managers (primarily for HOPE VI developments) and two Resident Service Coordinators. These staff act as case managers to assist residents in improving their economic self-sufficiency and employment. The Resident Employment Coordinators work with any residents who request assistance or are referred by their managers. The Coordinators will first conduct an individualized assessment to help a resident identify their interests, skills, goals, barriers, and needs. The resident and the Coordinator will then plot out a strategy to help the resident find a job or obtain a better job. The Coordinator will also refer the resident to other services available in the community that are needed to help them with job search, such as G.E.D. preparation courses, driver's education, resume assistance, interview skills, job training, and other skills to help employability.

TANF Agencies: HACM case managers work closely with the three TANF agencies in Milwaukee (W-2 agencies in Wisconsin) that serve residents eligible for such services: the YWCA of Greater Milwaukee, UMOS and Maximus. HACM has Memorandums of Agreement (MOAs) with the TANF agencies and one of them, Maximus, has a satellite office located on-site at Hillside. Services available through W-2 include: case management, employment assistance, access to job training, child care, and health care.

Milwaukee Area Workforce Investment Board (MAWIB): HACM is a close partner with MAWIB and has a Memorandum of Agreement with the agency. Residents are referred to and utilize the One-Stop Job Centers operated by MAWIB and also take advantage of job training opportunities if the residents are eligible for WIA training (Workforce Investment Act).

Section 3: HACM makes every effort to encourage contractors to hire public housing residents and other Section 3 persons to the greatest extent feasible. For construction contracts, many contractors certify that they do not have new hires connected with HACM contracts. For those that do have new hires, HACM commits to a goal of at least 30% of the new hires being Section 3 residents. HACM has also directly employed residents as part of its Section 3 commitment. At one time, 25% of HACM's direct staff was public housing residents. Currently, a public housing resident is employed to manage the Hillside Resource Center and HACM residents were hired to support its Environmental Services, Homeownership and Section 8 Housing Choice Voucher programs.

HACM helps to link public housing residents and other Section 3 persons with training and employment opportunities whenever possible and does significant outreach to residents to notify them about the availability of such opportunities, through monthly resident meetings, quarterly

resident employment newsletters, and through their case managers and Employment Coordinators. HACM leverages training through community resources, such as the Milwaukee Area Workforce Investment Board (WIA training), Wisconsin Regional Training Partnership, Milwaukee Area Technical College, and the Milwaukee Community Service Corps. The training provided by these agencies helps residents compete successfully for employment in the building trades. If residents have construction experience, HACM's Resident Employment Coordinators (RECs) are able to refer them to construction contractors.

Milwaukee Community Service Corps/Youthbuild: The Milwaukee Community Services Corps (MCSC) provides training and job opportunities for young adults ages 18-24 who are interested in construction work but lack job experience. MCSC was established in 1991 as an Urban Corps Expansion Site and has HUD Step-Up designation. HACM has worked closely with MCSC since 1992 to provide training and job opportunities for at-risk young adults. MCSC's expertise is in working with young adults who have significant barriers to employment. MCSC hires over 40 Section 3 residents annually, including a number of public housing residents. HACM and MCSC have partnered in the past on Youthbuild programs that trained youth in the construction trades, and HACM, in partnership with MCSC, was awarded an FY07 Youthbuild grant from the U.S. Department of Labor. After 12-24 months with MCSC, these young adults may be prepared to take exams to get into true apprenticeship programs or to find a construction-related job.

Job Training: After the assessment by the Resident Employment Coordinator, HACM may refer residents to job training through a number of community agencies, including but not limited to: Milwaukee Area Workforce Investment Board (WIA training), Wisconsin Regional Training Partnership (WRTP), Milwaukee Area Technical College (MATC), 4Cs (Child care training), and others.

Financial Literacy program/Individual Development Accounts (IDAs): Since 1989, Wisconsin Women's Business Initiative Corporation (WWBIC) has been offering quality business education, technical assistance, and access to capital to women, minorities, and low-income individuals pursuing entrepreneurship and business development as a means of self-sufficiency and economic independence. WWBIC trains, counsels, advises and mentors start-up entrepreneurs, small businesses and micro-businesses throughout Wisconsin. WWBIC offers a number of classes on how to start a business, and WWBIC has also been a leader in microcredit in Wisconsin, helping to provide access to capital to women, people of color and low income individuals.

WWBIC also offers other programs, such as their personal money management program, Make Your Money Talk, a six-session series covering such topics as creating a personal budget, developing a savings plan, and dealing with past and future credit. Graduates of the program can open an Individual Development Account (IDA), a special savings account where WWBIC will match the participant's savings \$2 for every \$1 saved, with a maximum account level of \$6,000. The IDA's can be used to start a small business, purchase a first home, or further a person's education.

Earned income exclusion: Besides the standard HUD Earned Income Disregard (EID), there is an additional exclusion from income that HACM has approved in its Admissions & Continued Occupancy Policy (ACOP) as an incentive to work. All families are eligible for a one-time household exclusion of the first \$2000 of earned income from adult household members working at least 30 hours per week.

FSS program: HACM has a current Public Housing Family Self Sufficiency program (FSS) to serve up to 50 public housing households and a Housing Choice Voucher FSS program to serve up to 26 households. The FSS Coordinators work with these participants to review the program goals and requirements, sign the participation contract, and develop and implement their individualized plan. Increases in earned income that impact rent may result in the rent increase put into an FSS escrow account for the resident.

Lease Addendum: In HACM's HOPE VI developments (Hillside Terrace, Parklawn, Townhomes at Carver Park, Highland Homes, and Scattered Sites), residents sign a lease addendum that requires them: (1) to have a self-sufficiency plan and work with HACM staff to achieve the goals outlined in the plan; (2) to attend at least 6 of the 12 resident council meetings each year, and (3) cooperate with HACM in assessing and addressing the educational achievements and needs of their children.

(3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements;

To the greatest extent possible and practical, the HACM will provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations (according the QHWRA, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement). HACM will also provide in-house opportunities for volunteer work or self sufficiency programs. HACM will provide the family with exemption verification forms and recording/certification documentation forms and a copy of the policy at initial application and at lease execution. HACM will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the grievance procedure if they disagree with the determination.

At lease thirty (30) days prior to annual re-examination and/or lease expiration, HACM will begin reviewing the exempt or non-exempt status and compliance of family members. If a family member is found to be noncompliant, HACM will enter into an agreement with the noncompliant member and the head of household to make up the deficient hours over the next twelve (12) month period. If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit. The family may use the grievance procedure to protest the lease termination.

8. Safety and Crime Prevention.

(i) A description of the need for measures to ensure the safety of public housing residents

Milwaukee's crime statistics compiled by the FBI show that violent crime decreased in 2004, and then rose dramatically in the years 2005, 2006 and 2007, before dropping 10% in 2008, 7.2% in 2009, 7.1% in 2010, and 2.3% in 2011.

While crime in Milwaukee, especially violent crime, fell between 2008-2011, crime still disproportionately impacts many residents and neighborhoods in the central city of Milwaukee, which include several public housing developments and scattered sites. In 2011, the Housing Authority's Public Safety section responded to 9,668 calls for service from residents. While many of these calls were responding to alarms (building alarms, fire and smoke alarms, and medical pull-

cord alarms in our developments) or for quality of life issues (noise, neighbor disputes, vandalism, etc.), these calls also included 88 complaints about drugs, 34 complaints about gun offenses, 419 for loitering/prowling, and 11 for battery and/or domestic violence.

(ii) A description of any crime prevention activities conducted or to be conducted by the PHA

To reduce crime and maintain safety in public housing developments, the Housing Authority of the City of Milwaukee (HACM) created a Public Safety section in the early 1990s. The mission of HACM's Public Safety is to enhance the quality of life for residents living in public housing, by working cooperatively with residents, staff, the public and other law enforcement agencies to preserve the peace, reduce crime and provide for a safe, drug-free environment in which to live, work and raise families.

The Public Safety Department has a staff of 24 full-time employees who provide service 24 hours, 365 days a year. Public Safety Dispatchers staff a communication center 24 hours a day. In addition to fielding calls for Public Safety, the Communication Center answers calls for emergency maintenance and other Housing Authority services. In 2011 the Public Safety Department responded to 9,668 calls for service, including 1,600 building alarms and 1,830 nurse/fire alarms. Public Safety Specialists patrol developments on foot, bicycles, and marked motor vehicles. Specialists also monitor building surveillance equipment and respond to medical and burglar alarms. Public Safety staff works closely with residents to ensure their safety concerns are addressed. Public Safety Officers attend each of the monthly Resident Organization meetings, and officers have daily contact with Housing Authority managers and residents. Residents, managers, and Public Safety Officers discuss any crime and safety concerns within their developments. Crime prevention measures and intervention strategies are discussed and implemented. Residents are encouraged to call Public Safety to report problems or suspicious activities as soon as they are observed.

In collaboration with the City Attorney's Office and the Milwaukee Police Department (MPD), Public Safety has closed hundreds of drug houses operating in public housing developments. Public Safety has issued more than 200 currently active "no trespassing orders" to individuals which bars them from all Housing Authority property. These no-trespass orders are issued to all persons evicted from public housing and is an effective deterrent in excluding known drug dealers and users from public housing.

Public Safety works closely with MPD's vice squad on drug activity at the housing developments. Staff respond to drug complaints from residents and investigate the complaint. If Public Safety staff can substantiate the complaint, they will obtain "intelligence" for MPD so that a search warrant can be obtained. The intelligence gathered by the investigators include physical descriptions of the drug dealers, aliases used, hours of operation, level of sophistication of the operation, weapons used, descriptions of cars (dealers and customers), types of customers, and types of drugs sold. MPD uses this information to obtain a search warrant, and search warrants are executed jointly between MPD and Public Safety. At the time the warrants are executed, MPD secures the units, makes the arrests and secures all the evidence. Public Safety enters the unit once the unit has been secured, photographs all the evidence seized, and documents all persons who are arrested, and immediately serves them with a no trespass notice, banning them from *all* of HACM's developments and property. This information is then used to begin "One Strike, You're Out" eviction proceedings which removes illegal drug users and dealers from public housing occupancy. This initiative received a City of Milwaukee, Innovation in City Government award in

1998, and was selected as a 1998 Merit Award winner by the National Association of Housing and Redevelopment Officials.

The vast majority of Public Safety's work is responding to service calls from residents. Public Safety tracks all service calls received, aggregating them into key indicators which provide a standard measure of residents' concerns. These service call indicators provide feedback about concerns that are being address and which are escalating, requiring other interventions. The quality of life problems that are precursors to drug, gang and serious criminal activity are unabated noise complaints, loitering, disorderly conduct, panhandling, vandalism and trespassing. Public Safety responds aggressively to these complaints so that quality of life issues do not escalate into the more serious problems of domestic violence, prostitution, drug activity, gang activity and robberies.

Public Safety is responsible for patrolling the interior of the high-rise developments, parking lots, common areas and community buildings. High visibility of Public Safety is maintained through uniforms and marked vehicles which provide a visual deterrent to criminal behavior. Saturated patrols are used to patrol crime "hot spots." In 1999, Public Safety received the authority to issue city of Milwaukee parking tickets to vehicles parked illegally on HACM property. This added authority permits HACM to enforce parking regulations by keeping nuisance vehicles out of parking lots, and keeping fire lanes open for emergency vehicles.

(iii) A description of the coordination between the PHA and appropriate police precincts for carrying out crime prevention measures and activities

The Chief of Public Safety is responsible for coordinating HACM's Public Safety efforts with those of other law enforcement agencies. As such, the Chief of Public Safety meets and communicates regularly with the Milwaukee Police Department, shares intelligence information relative to drug and gang activity, and is involved in the coordination of the execution of search warrants.

In addition, Public Safety staff meets regularly with the Milwaukee Police Department and other area law enforcement agencies to exchange information and work cooperatively to provide a safe, secure, and enjoyable environment for all residents. Public Safety staff attend monthly meetings with Police officials and Probation & Parole staff at each district. The Chief of Public Safety is a member of the Homicide Review Commission which meets monthly and was created by Mayor Barrett to try and find ways to reduce homicides. The Chief of Public Safety is also a member of the Milwaukee County Law Enforcement Executives Association (MCLEEA) which meets monthly. The primary purpose of MCLEEA is to foster cooperation among Law Enforcement Administrators within Milwaukee County.

The Housing Authority's Public Safety staff has an excellent working relationship with other law enforcement agencies and has signed Memorandums of Agreement (MOAs) with the Milwaukee Police Department (MPD), Milwaukee Sheriff's Department, U.S. Attorney General's Office Department of Justice Eastern District of Wisconsin, the Federal Bureau of Investigation (FBI), Drug Enforcement Agency (DEA), U.S. Marshal Service, and the State of Wisconsin Department of Corrections – Probation and Parole.

9. Pets.

Residents of low income housing developments that are exclusively for the elderly, handicapped, or disabled persons are permitted to keep pets with written permission from HACM. The privilege

may be revoked at any time subject to HACM's grievance procedure if the animal becomes destructive, a nuisance, or a health or safety hazard to the other residents. Dogs and cats are permitted only in the single-family scattered site homes. Details of the HACM pet policy are available at all administrative offices and housing development offices.

10. Civil Rights Certification – Attachment T

11. Fiscal Year Audit

The results of the 2011 Fiscal Year Audit is available at all Administrative and Housing Development offices upon reasonable request.

12. Asset Management

A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

HACM continues to implement and monitor the Asset Based Management required by federal regulation. As a "Stop Loss" agency, HACM submitted the information required by HUD for the five year period. Implementation has required the continued evaluation of the effectiveness of centralized support services. Automated information systems are in place to provide a variety of services that site managers can utilize on a cost effective basis. Consultant services and training, and technical assistance training from HUD have been obtained to assist staff in the process. New automated accounting and budget systems provide site managers with a variety of reports required for effective financial management.

The HUD field office has completed a series of Asset Management site reviews and has provided guidance regarding the status of implementation with no serious findings.

HACM will use Capital Fund Grant monies to improve management efficiencies: increase occupancy rates by providing 24/7 public safety services and reducing the amount of computer processing time for wait list management and eligibility determination by upgrading and relocating servers; develop and implement a comprehensive employee training and development plan for HACM staff that supports effective property management and program administration; improve and enhance Section 3 opportunities; review and assess ways to improve energy efficiency; strengthen the capacity of HACM staff to expand development and general contracting services; address work identified through REAC inspections.

13. Violence Against Women Act (VAWA)

In an effort to enhance the safety of the applicant/resident, HACM has a service provider working in a number of its developments, offering case management services to those in need. HACM will also use the resource document created by the Milwaukee Commission on Domestic Violence and Sexual Assault, a commission charged with increasing the safety for victims of domestic violence and their children, to make referrals for victims. HACM will offer training to various groups of HACM staff: those responsible for determining an applicant's eligibility for housing; those at the housing developments responsible for overseeing resident continued occupancy; and public safety staff involved in intervention. The training will educate staff on how to obtain information needed from the applicant/resident who is seeking protection under VAWA and make appropriate referrals to agencies that have been identified as offering assistance to such victims. Resident Advisory Board (RAB) members

and other key residents will also receive training on how to help victims get connected with services when an actual or threatened domestic abuse incident occurs.

The HACM has notified all current residents of public housing that the provisions of VAWA have been adopted in its policy documents and that they should contact their manager in the event they are a victim of or are facing lease violations for an actual or threatened domestic abuse incident. All applicants will receive a certification form with their application packet that will offer them the opportunity to make HACM aware that they are or have been a victim of an actual or threatened domestic violence incident that may impact their application for housing.

In the last year, HACM has not knowingly denied housing to any victim of domestic violence.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

- (a) Hope VI or Mixed Finance Modernization or Development.

HACM currently has a 2008 Hope VI revitalization grant approved and underway for Scattered Sites (AMP WI002000010 and WI002000016) and a revitalization plan for Westlawn (AMP WI002000070) is the basis for a FY 2012 Choice Neighborhoods Implementation grant application. HACM will submit at least one Choice Neighborhood application in response to a NOFA in 2013. Redevelopment site(s) will be determined on the basis of the amount of the grant money available.

HACM also has mixed finance development activities underway at Scattered Sites, Westlawn and the Lapham Park highrise and will apply for 2013 tax credits to support redevelopment activities.

- (b) Demolition and/or Disposition

HACM has the following approved applications:

Disposition of 9 Scat Site units (AMP WI002000010) approved March 4, 2010;

HACM will submit demolition and disposition applications to support its redevelopment activities.

- (c) Conversion of Public Housing

HACM is assessing the possibility of public housing conversion.

- (d) Homeownership

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program dated June 28, 2006 for the sale of 50 units: 25 units from its Scattered Site inventory of units from AMP#WI002000010P, WI002000016P, WI002000060P, WI002000061P and WI002000063P and 25 units that would be newly constructed or acquired for rehabilitation and sale. As of 9/30/2012, HACM has sold the 25 Scattered Site units and acquired/rehabilitated 17 units, of which 13 have been sold. In August 2008, HUD approved an amendment to the plan to include sale of an additional 40 units. As of 9/30/2012, 7 of those units had been sold. HACM has set a goal of selling 5 homes under the homeownership program in 2013. HACM currently has more than 100 participants in its program. Participants must be a first time home buyer, must have earned income of at least \$15,000/year, must attend homeownership counseling classes and must not owe child support

or any state or local authority. Additional information regarding the homeownership program is provided in the Term Sheet that is available at all administrative offices and housing development offices.

HACM also administers a Section 8(y) Homeownership Program. Similar eligibility criteria exist, with an additional requirement that participants maintain minimum earned income requirements in order to continue mortgage subsidy. Since December 11, 2001, 201 vouchers have been converted from rental to ownership. HACM expects to convert 10 vouchers in 2013. Participants must maintain an earned income level of \$15,000 per year in order to continue receiving mortgage subsidy.

(e) Project-based Vouchers

HACM will continue to look for ways to increase assisted housing choices to families in need through the conversion of public housing to project-based vouchers. Through previous revitalization efforts, public housing units have been converted to project-based vouchers at Highland Garden midrise (22), Cherry Court midrise (50), Becher Terrace (60), Westlawn (166) and Lapham Park highrise (70). HACM will convert public housing units to project-based vouchers at the Westlawn family development as part of revitalization of that development,

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Form 50075.1 for 2011

Attachment A

The following annual reports for open grants is attached:

2012 CFP Annual 6-30-2012	Attachment C
2011 CFP Annual 6-30-2012	Attachment D
2010 CFP Annual 6-30-2012	Attachment E
2012 RHF #1 Annual 6-30-2012	Attachment F
2012 RHF #2 Annual 6-30-2012	Attachment G
2011 RHF #1 Annual 6-30-2012	Attachment H
2011 RHF #2 Annual 6-30-2012	Attachment I
2010 RHF #1 Annual 6-30-2012	Attachment J
2010 RHF #2 Annual 6-30-2012	Attachment K
2009 RHF #3 Annual 6-30-2012	Attachment L
2009 RHF #4 Annual 6-30-2012	Attachment M
2011 CFCF Annual 6-30-2012	Attachment N

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Form 50075.2 for 2011

Attachment B

8.3 Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

HACM is considering the use of CFFP to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	27,949	5	4	3	2	4	3
Income >30% but <=50% of AMI	13,448	5	4	3	2	4	3
Income >50% but <80% of AMI	7,061	3	3	2	2	3	2
Elderly	11,542	3	1	2	2	1	3
Families with Disabilities	8,400	3	4	2	4	3	3
Race/Ethnicity White	128,984	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Black	75,510	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic	18,619	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Native American	1,532	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Asian	4,457	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Other	223	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Multiple Races	2,863	N/A	N/A	N/A	N/A	N/A	N/A

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

HACM will continue to focus on finding ways to meet the affordable housing needs of City of Milwaukee residents: families, elderly, disabled and minorities with disproportionate housing needs. In the area of shortage of affordable housing, HACM will work to maximize the number of affordable units available by reducing turnover time for vacant housing units and minimize the number of units offline due to routine maintenance or renovation work and will seek to replace units lost to the inventory through mixed finance development and Section 8 replacement housing resources. HACM will work to maintain Section 8 lease up rates by establishing payment standards that are beneficial to families in the City, by effectively screening applicants to increase owner acceptance of the program and by marketing the Section 8 program to owners, particularly those outside areas of minority and poverty concentration. HACM will participate in the Consolidated Plan development process to ensure coordination with broader community strategies. HACM will also attempt to increase the number of affordable units by applying for Section 8 vouchers as they become available, by leveraging resources in the community through the creation of mixed finance housing and through other non-public housing or Section 8-based assistance. HACM will continue to work with the Continuum of Care in addressing

the housing needs of Milwaukee's homeless residents. HACM will continue to employ admissions preferences aimed at families with hardships and adopt rent policies that support and encourage work. In an effort to meet the growing needs of families with disabilities, HACM will carry out modifications based on a Section 504 Needs Assessment, will apply for special purpose vouchers that target families with disabilities and will continue its work with Independence First to expand homeownership opportunities for families with disabilities. HACM will also conduct activities that affirmatively further fair housing by marketing to racial and ethnic minorities with disproportionate housing needs, counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and marketing the Section 8 program to owners outside of areas of poverty and minority concentration.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing (Family) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8945		1069
Extremely low income <=30% AMI	7908	99.5%	
Very low income (>30% but <=50% AMI)	895	.5%	
Low income (>50% but <80% AMI)	142	0%	
Families with children	5860	53.3%	
Near elderly families	686	4.6%	
Elderly families	143	1%	
Single person house-holds	3085	20.6%	
Families with Disabilities	1574	20.5%	
Race/ethnicity (white) *	654	5.8%	
Race/ethnicity (black) *	7981	86.9%	
Race/ethnicity (Native American) *	17	.3%	
Race/ethnicity (Asian) *	32	.5%	
Race/ethnicity (Hispanic) *	490	6.5%	
Race/ethnicity (Pacific Islander) *	0	0%	
*Applicants may self-declare multiple races or ethnicity as Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	3143	32.8%	
2 BR	3655	22.5%	
3 BR	1499	35.0%	
4 BR	517	8.7%	
5 BR	137	3.3%	
5+ BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 07/20/2012 (JUST CLOSED)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (See ACOP)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing (Elderly/Disabled)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1394		400
Extremely low income <=30% AMI	1241	89.4%	
Very low income (>30% but <=50% AMI)	124	8.6%	
Low income (>50% but <80% AMI)	27	2.1%	
Families with children	0	0	
Elderly families	5	.6%	
Near elderly families	893	30.4%	
Singles	1270	46.7%	
Families with Disabilities	959	22.3%	
Race/ethnicity (white) *	257	7.2%	
Race/ethnicity (black) *	1081	85.3%	
Race/ethnicity (Native American) *	9	.4%	
Race/ethnicity (Asian) *	2	.3%	
Race/ethnicity (Hispanic) *	93	3.9%	
Race/ethnicity (Pacific Islander) *	2	.1%	
* Applicants may self-declare multiple races and ethnicity as Hispanic			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1391	99.7%	
2 BR	3	.3%	
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (See ACOP)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1235		600
Extremely low income <=30% AMI	1129	91.42	
Very low income (>30% but <=50% AMI)	94	7.61	
Low income (>50% but <80% AMI)	12	.97	
Families with children	729	59.03	
Elderly families	45	3.64	
Families with Disabilities	266	21.54	
Race/ethnicity-White	45	3.64	
Race/ethnicity-AA	1184	95.87	
Race/ethnicity-Amer Indian	4	.40	

Housing Needs of Families on the Waiting List			
Race/ethnicity-Asian	2	.16	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 74 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting 2011 Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Goal: Strategically reposition the Housing Authority's assets to maximize available resources to sustain HACM operations, which includes administration, management, homeownership, development and community/supportive services, and provide affordable housing and services for HACM's residents. Activities include submission of demolition/disposition applications, development proposals, requests for project-based assistance, leveraging resources (properties, capital fund and reserves) for financing, applications for grants and Housing Choice Vouchers and amendment of the Designated Housing Plan as needed.

Status: In 2012 the Housing Authority contracted with Patterson and Associates Consulting, LLC to conduct an operations review of Central Maintenance, Housing Intake and Section 8. Many of the activities included in the status of the other 2012 goals support this overriding goal.

Goal: Maintain "High Performer" status under the Section 8 Management Assessment Program and re-gain "High Performer" status under the Public Housing Assessment System. 12/31/2012

Status: Maintained "High Performer" status under Section 8 but remained a "Standard Performer" under Public Housing.

Goal: Continue to implement Asset Based Property Management. 12/31/2012

Status: Ongoing.

Goal: Secure a line of credit for the development or revitalization of housing. 12/31/2012
Status: This has been deferred to 2013.

Goal: Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2012
Status: Ongoing.

Goal: Maximize use of cost-effective sustainability features in new construction and redevelopment. 12/31/2012
Status: Several features incorporated into Westlawn and Lapham Park redevelopment include insulation that meets LEED standards, high-efficiency HVAC systems and locally sourced finish materials. In addition, bio-swale storm water retention areas and ground source heat pumps were installed at Westlawn.

Goal: Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2012
Status: Green roofs are being installed on the canopy of the Lapham Park highrise and the Community Services building. The Housing Authority received LEED-silver designation for Olga Village and is seeking LEED-ND for Westlawn.

Goal: Submit an application for Moving-to-Work or its successor program. 12/31/2012
Status: Ongoing.

Goal: Continue the Section 32 Homeownership Program and sell 10 homes to eligible families. 12/31/2012
Status: Acquired three properties, with rehabilitation complete on two and one sold.

Goal: Continue the Section 8(y) Homeownership option and convert 15 households from rental to ownership. 12/31/2012
Status: Eight families have purchased homes.

Goal: Use "force account labor", which includes the Housing Authority's carpenters, painters, and HVAC technicians to perform work funded through the Capital Fund grant. 12/31/2012
Status: Ongoing.

Goal: Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents. 12/31/2012
Status: During 2012, HACM continued existing partnerships with other organizations that offer training and employment opportunities, such as Milwaukee Community Service Corps, Wisconsin Regional Training Partnership/Big Step, Milwaukee Area Technical College, Milwaukee Area Workforce Investment Board, Milwaukee Job Corps, Adult Build and others. A new partner, Midwest Renewable Energy Association, provided solar workforce training. HACM continues to look for additional training and employment opportunities for residents.

Goal: Continue to work with contractors to achieve a goal of 30% new hires being public housing and other Section 3 residents. 12/31/2012

Status: For the Westlawn redevelopment project, 194 of 672 new hires (29%) were Section 3 individuals as of 6/30/2012.

Goal: Develop (new construction and acquire/rehab), market and sell market rate homes, which could include the use of brokers. 12/31/2012

Status: One home has been sold through 7/31/2012.

Goal: Develop and implement a Phase II redevelopment plan for the former Convent Hill site with resident involvement. 12/31/2012

Status: The Housing Authority has an agreement with the Milwaukee School of Engineering, in which some of their senior students will work with Housing Authority staff on a plan for the vacant parcel at Convent Hill.

Goal: Designate special purpose units to enhance services for residents. 12/31/2012

Status: Early in 2012, two units at Westlawn were designated as special use units to house Growing Power interns who will provide education programs to Westlawn residents.

Goal: Submit Hope VI, Choice Neighborhood Grant, HOME/CDBG, Capital Fund Education and Training Community Facilities Program Grant or other grant applications in response to a Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of need, opportunity, and the amount of assistance available. 12/31/2012

Status: The Housing Authority submitted a \$30 million Choice Neighborhood Initiative grant in April 2012. In January 2012 the Housing Authority received a \$1.2 million Capital Fund Education and Training Community Facilities Program award to construct a one-story training facility. HACM also applied for and was awarded a Bank of America Affordable Green Neighborhoods Grant and a KaBOOM! playground grant for the Westlawn development.

Goal: Develop a Transformation Plan for the Westlawn Housing Development and its neighborhood and apply for a FY2012 Choice Neighborhood Implementation grant. 12/31/2012

Status: The Housing Authority developed a Transformation Plan for Westlawn, with input from residents and community leaders, and submitted a Choice Neighborhood Initiative Grant.

Goal: Continue to work with the city's Neighborhood Stabilization Program (NSP) to acquire and rehabilitate properties for rental and homeownership. 12/31/2012

Status: Acquired 12 foreclosures, with rehabilitation complete on three properties and one sold.

Goal: Submit applications for the Low Income Housing Tax Credits, the Affordable Housing Program and other sources to support HACM property redevelopment. 12/31/2012

Status: The Housing Authority submitted a tax credit application for the Hillside highrise building in February 2012 and did not receive an award. The Housing Authority was not eligible for an AHP grant.

Goal: Pursue development and general contractor opportunities. 12/31/2012

Status: The Housing Authority was a partner on a proposal to the Madison CDA to assist with the development of a tax credit application.

Goal: Submit mixed finance development applications to support the use of other financial resources, including low income housing tax credits. 12/31/2012
Status: Ongoing.

Goal: Assess the feasibility of a bond issue and pursue the bond issue if approved by the HACM board. 12/31/2012
Status: In January 2012, the Housing Authority Board approved the purchase of an \$8.1 million tax exempt bond issued by WHEDA to complete the renovation of the Lapham Park highrise building.

Goal: Continue the partnership with Friends of Housing Corporation to support and complement the Housing Authority's management and development activities. 12/31/2012
Status: HACM has renewed contracts with Friends of Housing Corporation for property management services at several developments.

Goal: Continue to operate the VA/SRO facility. 12/31/2012
Status: Friends of Housing Corporation manages the 13 units of single-room occupancy housing on the campus of the VA Medical Center (VA/SRO facility).

Goal: Continue to implement the Veterans Administration Supportive Housing (VASH) vouchers, project-base VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans and apply for additional vouchers as needed. 12/31/2012
Status: The Housing Authority applied for and received an additional 25 VASH vouchers for a total of 155. To-date, 125 vouchers are under contract.

Goal: Continue to offer the "Make Your Money Talk" program. Enroll and graduate 30 families. 12/31/2012
Status: As of 8/1/2012, 129 individuals have graduated from the Make Your Money Talk program and 44 have opened Individual Development Accounts.

Goal: Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2012
Status: As of 8/1/2012, HACM has awarded 10 scholarships and anticipates meeting its goal of 25 scholarships for the year.

Goal: Implement the Westlawn redevelopment plan. Complete construction of 250 tax credit units and lease-up. 12/31/2012
Status: As of 8/31/2012, construction of 154 units has been completed, with 86 units leased up.

Goal: Continue to provide staff support to the Supportive Housing Commission. 12/31/2012
Status: Ongoing.

Goal: Continue to participate in the City's Continuum of Care. 12/31/2012
Status: Ongoing.

Goal: Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan

African Community Association, the Consortia to Re-Unite Families and Rapid Rehousing.
12/31/2012
Status: Ongoing.

Goal: Continue the “Second Chance” program and place up to five families in hard to lease public housing units subject to availability. 12/31/2012
Status: Ongoing.

Goal: Provide support for a 2012 event sponsored by the HACM Resident Advisory Board.
12/31/2012
Status: The RAB is in the process of planning their 2012 event.

Goal: Open the low rent public housing family waitlist. 12/31/2012
Status: The waitlist opened January 17, 2012 and closed July 20, 2012. During that time, 13,900 applications were received.

Goal: Open the Section 8 waitlist dependent upon voucher availability. 12/31/2012
Status: The program’s waitlist was enough to support its needs for 2012 so the list was not opened.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

HACM will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- b. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **Attachment O**
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Attachment P**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Attachment Q**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **Attachment R**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Attachment A

- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Attachment B**
- (j) Form HUD-50077-SL *Certification by State or Local Official of PHA Consistency with the Consolidated Plan* **Attachment S**
- (k) Form HUD-50077-CR *Civil Rights Certification* **Attachment T**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.