

- 1.3 Implement CNI grant at Westlawn.
- 1.4 Implement Rental Assistance Demonstration (RAD) conversion on AMPs that are deemed feasible for conversion in 2016 and 2017.
- 1.5 Submit any required development proposal for replacement housing units (within the Faircloth limit) through acquisition/rehab or new construction, which may include a partnership(s) with any City Departments, the Redevelopment Authority, or any private sector entities to address abandoned and foreclosed properties or any economic development projects.
- 1.6 Submit grants, or other applications in response to a Notice of Funding Availability (NOFA) that will support the achievement of this strategic goal. Redevelopment sites(s) to be determined on the basis of need, opportunity, and the amount of assistance available.
- 1.7 Secure capital through the Capital Fund Financing Program (CFFP) if RAD is not feasible.
- 1.8 Continue to apply for VASH vouchers and implement the VA supportive housing (VASH) vouchers, project-based VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans.
- 1.9 Continue to participate in the City's Continuum of Care.
- 1.10 Continue to work with Neighborhood Stabilization Program (NSP) utilizing NSP sales proceeds to acquire/rehab foreclosed properties for rent/sale.
- 1.11 Submit an application for Moving-To-Work or its successor program.
- 1.12 Provide support to facilitate a "Purpose Built"-like community at Westlawn or on any feasible location where a HACM project is or will be located.
- 1.13 Evaluate feasibility of increasing project-based Section 8 vouchers in partnership with private developers.
- 1.14 Improve the marketing and the system/software for maintaining the Project Based Waitlist.
- 1.15 Work with the City of Milwaukee on a regional plan to Affirmatively Further Fair Housing.
- 1.16 Streamline leasing and intake operations to achieve and maintain 98% occupancy rates
- 1.17 Open the public housing family waitlist.

Strategic Goal 2: Implement Programs for Long-term Self Sufficiency

- 2.1 Continue to implement Asset Based Property Management and attain fiscal sustainability of each AMP specifically in the areas of: performance management, staffing allocation, budgetary controls, maintenance practices, and fee for services engagements.

- 2.2 Evaluate the fiscal and operational effectiveness of the current private property management contract and consider changes if necessary.
- 2.3 Continue to evaluate the sustainability of Public Safety operations in light of the new CFP regulations and apply for a waiver to continue using capital funds to pay for public safety whenever available.
- 2.4 Continue to develop and/or expand Mixed Income housing.
- 2.5 Implement cost effective energy improvements including replacement of eligible vehicles, appliances, and toilets (in one of the high rises in partnership with MMSD) and/or recommendations in the energy audit.
- 2.6 Refocus use of capital funds to address deferred maintenance and unit rehabilitation to reduce operating maintenance cost over the long-term and provide decent quality housing to residents.
- 2.7 Continue to reposition scattered sites inventory in conjunction with the Section 32 Homeownership program and RAD paying particular attention to existing residents on flat rent.
- 2.8 Continue to support 8(y) Homeownership program by improving case management and collaboration with the Family Self Sufficiency program.
- 2.9 Continue partnerships and MOU's with the City of Milwaukee and local community based organizations to provide services for public housing residents and rental assistance/Section 8 participants.
- 2.10 Continue to provide staff support to the Supportive Housing Commission.
- 2.11 Continue to participate on the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Properties.
- 2.12 Continue to offer the "Make Your Money Talk" program, which includes Individual Development Accounts for eligible participants, in partnership with the Wisconsin Women's Business Initiative Corporation and enroll and graduate 35 families.
- 2.13 Continue the HACM Educational Initiative and seek additional funding to support its continuation and expansion.
- 2.14 Continue HACM's educational scholarship program and award 20 scholarships.
- 2.15 Implement programs that will promote and facilitate resident training and employment to improve Section 3 outcomes and processes.
- 2.16 Evaluate the feasibility of setting up an endowment fund that will support and finance HACM resident businesses and endeavors that will improve their self-sufficiency.
- 2.17 Establish HACM affiliates and/or instrumentalities to further HACM's development services activities.

- 2.18 Provide Violence Against Women Act (VAWA) training to various groups of HACM staff, resident groups and key service providers that covers the VAWA Reauthorization Act of 2013.

Strategic Goal 3. Implement Programs to become a “High Performer” Public Housing Authority

- 3.1 Obtain High Performer status on the Public Housing Assessment System.
- 3.2 Maintain High Performer status on the Section 8 Management Assessment Program.
- 3.3 Fully implement HACM’s Performance Management and Appraisal System.
- 3.4 Evaluate, purchase, and implement new enterprise software (Public Housing, Section 8, Project Management, and Financial Systems) whenever feasible.

Status of 2015 Goals:

Goal: Submit funding applications for low income housing tax credits, the affordable housing program and other sources to support housing needs in the community, such as housing for veterans, and HACM’s property renovation/development.

Status: HACM submitted a 9% tax credit application for Victory Manor located at Westlawn development in partnership with Center for Veterans Affairs but did not get an award. In June, HACM submitted two Affordable Housing Program grant applications to the Federal Home Loan Bank of Chicago. The Housing Authority also submitted grants to Home Depot, Lowe’s, and the Department of City Development (Challenge Fund). The Housing Authority was one of two developers who were selected for the Challenge Fund.

Goal: Submit HOME/CDBG, capital fund education and training community facilities program grant, HUD’s Emergency Safety and Security grants, 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.

Status: HACM has submitted an Emergency Safety and Security grant, which was not selected by HUD for funding. In addition, HACM continues to submit other grant applications in response to NOFAs, such as the Family Self-Sufficiency application.

Goal: Continue to implement asset based property management and attain fiscal sustainability of each AMP.

Status: HACM implemented its resiliency plan in 2015. The plan involves staffing realignment and repositioning. Continued implementation is expected in 2016.

Goal: Review/enforce/update Management Contract and Property Management Plan with Friends of Housing.

Status: Ongoing. The executive director of Friends of Housing or his designee regularly attend Housing Authority senior staff meetings, which helps to improve communication and effective coordination.

Goal: Assess the feasibility of converting public housing units to project-based voucher units under the Rental Assistance Demonstration (RAD) program and submit application if feasible.

Status: The Board of Commissioners approved a total portfolio conversion and an application was submitted by the July 15th deadline.

Goal: Implement cost effective energy improvements, including replacement of eligible vehicles, appliances, and toilets (in one of the high rises in partnership with MMSD) and/or recommendations in the energy audit.

Status: Ongoing. Energy efficiency improvements will be done in conjunction with project rehabilitation. Improvements requiring less capital were addressed when feasible.

Goal: Implement a system for measuring the impact of energy and environmental improvements on utility consumption, cost and water quality.

Status: A system for establishing baseline and improvement measurement is still under consideration.

Goal: Develop a plan to reposition Scattered Sites AMPs that have negative cash flow.

Status: This is being done in conjunction with overall portfolio repositioning (RAD and Section 32 Homeownership program).

Goal: Secure capital through the Capital Fund Financing Program (CFFP).

Status: Ongoing evaluation in relation to RAD.

Goal: Apply for Choice Neighborhood grant in partnership with the City of Milwaukee to target the Westlawn public housing development (AMP WI002000070) and revitalize the Westlawn neighborhood identified by the following boundaries: N. 76th Street, N. Sherman Blvd, W. Mill Road and W. Villard Ave. The Choice Neighborhoods Implementation grant application will be a joint RAD/Choice Neighborhoods Implementation grant application.

Status: On September 28, 2015 HUD came to Milwaukee to announce that HACM had been chosen to receive a \$30 million grant.

Goal: Obtain High Performer status on the Public Housing Assessment System

Status: HACM was a standard performer in 2013. The 2014 score is not yet available.

Goal: Maintain High Performer status on the Section 8 Management Assessment Program (SEMAP).

Status: HACM maintained "high performer" status with a SEMAP score of 99%.

Goal: Continue to implement the Westlawn Transformation Plan, which includes the construction of one market-rate apartment building in 2015.

Status: Ongoing. Construction of market-rate units will be dependent on market and financial resources.

Goal: Submit mixed finance development applications to support the use of other financial resources, including low income housing tax credits.

Status: HACM did not receive a tax credit award in 2015, so no mixed-finance development application was submitted to HUD.

Goal: Achieve/maintain at least a 98% occupancy rate for all public housing developments

Status: Through July 2015, HACM's overall occupancy rate is 97.6%.

Goal: Open the wait list for the Housing Choice Voucher program (12/31/2015)

Status: Waiting list registration was open 7/23/2015 through 7/31/2015.

Goal: Continue Section 32 Homeownership Program and sell 12 homes to eligible families.
Status: As of August 14, 2015 five homes have been sold and offers are pending on two additional homes.

Goal: Continue Section 8y Homeownership program and convert 12 households from rental to homeownership.

Status: As of August 14, 2015 four Section 8 families have purchased homes and five additional families have been pre-approved and are in the process of looking for homes.

Goal: Submit any required development proposal for replacement housing units through acquisition/rehab, which may include a partnership with the Department of City Development or the Redevelopment Authority to address abandoned and foreclosed properties, or new construction.

Status: HACM was chosen as one of the developers for the City's Challenge Fund Initiative. HACM will continue to evaluate City properties that might be feasible as public housing replacement units.

Goal: Develop new public housing units (within the Faircloth limit) through acquisition/rehab or new construction.

Status: No additional public housing units were acquired or constructed in 2015. HACM will continue to evaluate City and privately owned properties that might be feasible as public housing replacement units.

Goal: Continue partnerships and MOU's with local community based organizations to provide services for public housing residents and tenant based Section 8 participants, subject to availability, to eligible families referred by Meta House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, and the Pan African Comm. Association.

Status: HACM continues to provide housing to referrals made by these agencies.

Goal: 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

Status: HACM has a total of 258 VASH vouchers. As of 6/30/2015, 216 VASH clients are under contract.

Goal: Continue to participate in the City's Continuum of Care.

Status: Ongoing.

Goal: Continue to participate on the Continuum of Care Executive Board

Status: Ongoing.

Goal: Continue to provide staff support to the Supportive Housing Commission.

Status: Ongoing.

Goal: Continue to participate on the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Properties.

Status: We continue to coordinate closely with the City.

Goal: Continue to offer the "Make Your Money Talk" (MYMT) program in partnership with the Wisconsin Women's Business Initiative Corporation and enroll and graduate 35 families.

Status: As of June 30, 2015, about 100 persons completed the MYMT program.

Goal: Continue the HACM Educational Initiative and seek additional funding to support its continuation and expansion.

Status: For the last school year ending June 2015, HACM's Education Initiative worked with 402 youth in 132 families and had a 100% high school graduation rate.

Goal: Continue HACM's educational scholarship program and award 20 scholarships.

Status: Through June 2015, 7 scholarships have been awarded totaling \$14,000.

Goal: Provide support for an event sponsored by HACM Resident Advisory Board (RAB).

Status: The RAB is in the planning phase for a 2015 event.

Goal: Designate special purpose units as needed and feasible to enhance services for residents.

Status: There were no changes to location or number of units designated special purpose.

Goal: Submit an application for Moving-To-Work (MTW) or its successor program.

Status: HUD is not accepting applications for MTW in 2015.

Goal: Provide support to facilitate a "Purpose Built" community at Westlawn.

Status: We continue to provide support to the private sector committee who took the lead on this initiative. Currently they are still in the evaluation process.

Goal: Improve Section 3 outcomes/processes.

Status: A proposed Section 3 Plan was submitted to HUD on February 4, 2015. HUD has recommended approval of the Plan. In addition, HACM developed and implemented an online and searchable Section 3 Resident Registry that was completed in August 2015.

Goal: Submit waiver requests, as needed, to effectively administer, revitalize and sustain HACM's subsidized programs.

Status: A waiver request was submitted, and approved by HUD, to increase the amount of Capital Fund Program dollars to support our public safety program. Staff continue to assess the need and feasibility of submitting waiver requests to HUD.

Goal: Streamline processes to increase efficiency, such as implementing mandatory electronic funds transfer (EFT) for HAP payments, researching automated inspection systems and work toward a paperless program

Status: RAP continues to work towards 100% participation in the EFT for HAP payments, will be researching automated systems in the near future and has continued to achieve a reduction in paper usage.

Goal: Construct new maintenance/management facility that is within budget and meets the schedule at Westlawn

Status: Contractor, JP Cullen, has received Notice to Proceed and construction began August 10, 2015.

Goal: Meet obligation and expenditure deadlines for the HUD Capital Fund grants, including Replacement Housing Factor funds and HUD's Capital Fund Education and Training Community Facilities Program grant.

Status: HACM is currently on track with all obligation and expenditure deadlines of open grants.

Goal: Use “Force Account Labor”, which includes HACM’s carpenters, painters and HVAC technicians, to perform work funded through the Capital Fund Program grant.

Status: Ongoing.

Goal: Implement a plan to reposition Scattered Sites that have negative cash flow.

Status: Ongoing. This will be done in conjunction with the RAD conversion.

Goal: Continue to work with Neighborhood Stabilization Program (NSP) utilizing NSP sales proceeds to acquire/rehab foreclosed properties for rent/sale.

Status: HACM has closed on the final NSP home sale. Final reports are being completed and forwarded to the CDBG office. Remaining proceeds will be used to acquire and rehabilitate additional housing.

Goal: Develop materials and submit nominations (Rudy Bruner, Met Life, etc.) to promote the Housing Authority’s programs and services, such as the developer services.

Status: HACM submitted a nomination for a 2015 Rudy Bruner Award for Urban Excellence for Westlawn Gardens and was not selected, prepared a nomination for a Wisconsin Green Building Alliance Transformation Award submitted by Hunzinger Construction Company and received the Bright Ideas in Government Award for the Education Initiative from the Ash Center for Democratic Governance and Innovation at Harvard’s Kennedy School.

Goal: Implement project management system at modernization and development.

Status: Cost estimating software has been purchased and installed. RFP for PM software will be advertised by end of August 2015.

Goal: Maximize use of cost-effective sustainability features in new construction/redevelopment.

Status: The new building at Westlawn Gardens will be LEED certified.

Goal: Construct iCenter technology training center (12/31/2015)

Status: Contractor, TRIAD, was issued Notice to Proceed. Construction began on August 3, 2015.

Goal: Provide Violence Against Women Act (VAWA) training to various groups of HACM staff, resident groups and key service providers that covers the VAWA Reauthorization Act of 2013.

Status: Training is being scheduled for September and October 2015 for a wide variety of HACM staff and other providers and resident leaders.

6.0 PHA Plan Update

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

(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 2014 grants)		
a) Public Housing Operating Fund (estimate)	7,012,847	
b) Public Housing Capital Fund (estimate)	5,099,786	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	34,108,014	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	69,000	
h) Community Development Block Grant		
i) Recovery Act Capital Funds-Elderly/Persons with Disabilities		
Other Federal Grants (list below)		
2013 RHF	1,531,324	
2014 RHF	1,690,168	
2015 RHF	1,466,312	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2013	771,382	
CFP 2014	3,149,687	
CFP 2015	2,814,862	
3. Public Housing Dwelling Rental Income	9,878,013	
4. Other income (list below)		
Section 32 Sales	320,000	Homeownership
Investment	3,477	Operations
Miscellaneous	541,806	Operations
5. Non-federal sources (list below)		
HACM-owned Housing	7,057,181	Operations
Investment	10,600	Operations
Miscellaneous	1,227,856	Operations
Total resources	76,752,315	

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 following is a list of HACM’s public housing management and maintenance policy documents, manuals and handbooks that contain HACM’s rules, standards, and policies that govern maintenance and management of public housing, and the polices governing Section 8 management:

- HACM Admissions and Continued Occupancy Policy
- HACM Section 8 Administrative Plan
- HACM Rent Assistance Program Office Policies
- HACM Employee Handbook
- HACM Procurement Policy
- HACM Snow Plan
- HACM Eviction Resource Guide
- HACM Emergency Preparedness Handbook
- HACM Pest Control Extermination Notice to Residents

b) HUD Programs under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3576	550
Section 8 Vouchers	6127	600
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	VA/SRO – 13 units RANE- 100 vouchers Relocation – 225 vouchers	3 10 5
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	Veterans Administration Supportive Housing (VASH) – 258 units	15

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 and in effect until June 16, 2015. On May 29, 2015 HUD approved a two year extension. 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 Gardens	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 (finalist) and for the Central City Cyberschool in 2001 (semi-finalist);
- 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.
- The 2015 Bright Ideas recognition from the Ash Center for Democratic Governance and Innovation at the J.F. Kennedy School of Government, Harvard University, for the HACM Education Initiative.

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 Early Childhood Center 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 two 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.

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 two developments. Milwaukee Area Technical College (MATC) provides GED and adult basic skills training at Hillside and at Westlawn through the Silver Spring Neighborhood Center.

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	1525 N. 24 th Street
Westlawn (in Silver Spring Neighborhood Center)	5460 N. 64 th Street
Convent Hill	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 Resident Employment Case Managers who assist residents in improving their economic self-sufficiency and employment. The Resident Employment Case Managers work with any residents who request assistance or are referred by their managers. The Case Manager will first conduct an individualized assessment to help a resident identify their interests, skills, goals, barriers, and needs. The resident and the Case Manager will then plot out a strategy to help the resident find a job or obtain a better job. The Case Manager 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 TANF agencies in Milwaukee (W-2 agencies in Wisconsin) that serve residents eligible for such services: ROSS Innovative Employment Solutions, America Works of Wisconsin, UMOS and Maximus.

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: In compliance with regulations, HACM makes every effort to hire internally and to encourage contractors to hire public housing residents and other Section 3 persons to the greatest extent feasible. In addition, HACM ensures that prime contractors awarded Section 3 covered contracts subcontract with Section 3 business entities to the greatest extent feasible. In January 2014, HACM hired a Section 3 Coordinator to assist in ensuring compliance with the Section 3 regulations.

In August 2014, HACM entered into a Voluntary Compliance Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD) regarding Section 3. HUD and HACM entered into this VCA for the purpose of improving HACM's policies, procedures and compliance with Section 3. As part of the VCA, HACM has developed a revised Section 3 Plan.

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.

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 Case Manager, 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)/Big Step, 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 \$7 for every \$1 saved, with a maximum account level of \$4,000. 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 100 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) and at Westlawn Gardens, residents sign a lease addendum that requires them: (1) unless disabled, 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 16.3% from 2007 and 2012 (note—2012 violent crimes were a 9.4% increase from 2011).

While crime in Milwaukee, especially violent crime, fell between 2008 and 2012, crime still disproportionately impacts many residents and neighborhoods in the central city of Milwaukee, which include several public housing developments and scattered sites. In 2013, overall crime fell another 8.7% but an increase in homicides, robberies and forcible rape pushed violent crime up 1.1%. In 2014, property crimes increased 1.35% and violent crimes increased 7.64% overall from the previous year.

In 2014, the Housing Authority's Public Safety section responded to 10,214 calls for service from residents. While the majority 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 a number of complaints about drugs, gun offenses, loitering/prowling, and 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 20 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 2014, the Public Safety Department responded to 10,214 calls for service, including 1,288 building alarms and 2,494 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 ??

11. Fiscal Year Audit

The results of the 2014 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.

The HACM will continue to maintain compliance with the Asset Based Management regulations. Being a “Stop Loss” agency, HACM’s annual operating subsidy was significantly reduced during the implementation of the Asset Management Project (AMP) law. Coupled with the continued decline in funding levels, this resulted in an operating deficit for most of the AMP units. We will continue to evaluate the impact of the Resiliency Plan implemented in 2015 on the delivery of services and the long-term fiscal sustainability of the AMPs. Automated information systems are in place to provide executive management and property managers with online-real time reports that can be used to effectively manage the AMPs. In addition, management had engaged outside consultants to conduct operational reviews in some of our core business processes to increase efficiency and reduce operating cost. The “Streamlining of the Intake Process” project currently in-progress will ensure effective waitlist management and improve lease up time.

The HACM will continue to use 20% Capital fund Program (CFP) to supplement operating subsidy. CFP will also be used for comprehensive employee training and development, eligible resident services activities, eligible resident self-sufficiency programs, and continued implementation of Section 3 opportunities. HACM expects to use CFP and other private and federal grants for construction of new units, major rehabilitation, energy efficiency, and to address long-term deferred maintenance items on the properties. In conjunction with the application for the Rental Administration Demonstration (RAD) program, HACM will evaluate the fiscal and physical viability of each AMP under the Public Housing Portfolio for effective repositioning.

13. Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) requires PHAs to describe any goals, objectives, policies, or programs that enable the PHA to serve the needs of victims of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority of the City of Milwaukee (HACM) is committed to full compliance with the Violence Against Women Act (VAWA) (1994, 2005 Reauthorization, 2008 Conforming Amendments, and 2013 Reauthorization). It is our objective to work with others to prevent the types of victimization covered by VAWA to the greatest extent possible and to affirmatively further fair housing.

After the 2005 Reauthorization of VAWA, HACM staff and legal counsel consulted with victim advocates in the drafting, revising, and implementation of policy language changes. At that time, HACM worked with advocates from Task Force on Family Violence, American Civil Liberties Union and Legal Action of Wisconsin to incorporate the provisions of VAWA into its Low Rent lease, Admissions and Continued Occupancy Policy (ACOP), Resident Handbook and Section 8 Administrative Plan. HACM notified all residents in a letter, dated June 26, 2007, of the availability of the documents with the proposed changes for their review and comment, which

concluded on August 6, 2007. At the conclusion of the 30-day public comment period, the Resident Advisory Board voted to adopt the provisions of VAWA at its September 6, 2007 meeting. The HACM Board of Commissioners adopted the provisions of VAWA at its September 19, 2007 meeting.

In 2014, HACM reviewed the aforementioned documents for compliance with the Reauthorization Act of 2013 and made several changes to the HACM Admissions and Continued Occupancy Policy and to the Housing Choice Voucher Administrative Plan to reflect compliance with revisions to VAWA.

- With the expansion of housing protections to victims of sexual assault, all references to “domestic violence, dating violence and stalking” now include “sexual assault”.
- The term “immediate family member” has been replaced with “affiliated individual” as it relates to expanding protections relating to the prohibition of terminating assistance.
- The forms of documentation allowable have been expanded to include a record of an administrative agency or documentation from a mental health professional. In addition, the name of the perpetrator is required only if the name is safe to provide and is known to the victim.
- VAWA has now extended housing protections to additional housing programs besides public housing and housing choice vouchers, including Section 202 Supportive Housing for the Elderly and to Low-Income Housing Tax Credit properties. HACM has instructed Friends of Housing Corporation, who manages housing for HACM in these two areas, to be compliant with VAWA protections.
- HUD is developing a revised notice of rights for public housing authorities to use for applicants and participants, though in the meantime HACM will use its revised notice.
- HUD is also developing some additional guidance over lease bifurcations as well as a model emergency transfer plan related to VAWA. In the meantime, HACM will comply with the regulations over lease bifurcations and will continue to use its emergency transfer policies as described in its ACOP and its Housing Choice Voucher Administrative Plan.

In addition to the review and amendment of VAWA language in our policies, HACM also recently made modifications to the Notice of Rights and will continue to offer the Notice, along with form HUD-50066 and the “You Are Not Alone” pamphlet put out by the Milwaukee Commission on Domestic Violence and Sexual Assault, to all applicants at the time of eligibility and suitability review for housing, to those who are denied assistance, at the time an individual is admitted, and with any notification of eviction or notice of termination of assistance. Additionally, HACM sends a notice regarding VAWA rights to all property owners participating in the Housing Choice Voucher program.

HACM also has a Social Worker and Case Managers on staff and also works with a nonprofit service provider (SET Ministry) in a number of its developments for seniors or persons with disabilities. Each of these individuals offers case management services to those in need. HACM collaborates and makes referrals to a number of public and nonprofit agencies that provide activities, services and programs to assist and support victims of domestic violence (many of them

listed in the “You Are Not Alone” brochure), including 24-hour crisis help lines, shelters, counseling services, child abuse services, and medical and legal support. HACM also is a sponsor of the Milwaukee Fatherhood Initiative, which addresses domestic violence in some of its trainings to fathers such as “Nurturing Fathers.”

HACM is currently working with the Milwaukee Health Department Office of Violence Prevention to conduct training for staff and various partners in the Fall of 2015, including: those responsible for determining an applicant’s eligibility for housing; those at the housing developments responsible for overseeing resident continued occupancy; Housing Choice Voucher staff; social workers and case managers; and public safety staff involved in intervention. The training will educate staff on the provisions of VAWA; how to obtain information needed from the applicant/resident who is seeking protection under VAWA; and on resources and services available in the Milwaukee area for victims of such violence. Resident Advisory Board members and other key resident leaders will also receive training on how to help victims get connected with services when an actual or threatened domestic abuse incident occurs.

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 received a \$30 million Choice Neighborhood Implementation grant to revitalize the Westlawn neighborhood identified by the following boundaries: N. 76th Street, N. Sherman Blvd, W. Mill Road and W. Villard Ave.

HACM will apply for 2016 low income housing tax credits to support redevelopment activities.

(b) Demolition and/or Disposition

HACM will submit demolition and disposition applications to support its redevelopment activities including the disposition of vacant land in the Hillside Terrace development (AMP WI002000001).

(c) Conversion of Public Housing

RAD conversion for Westlawn was approved as part of the recent CNI grant award. The application submitted in July 2015 for portfolio conversion is still under HUD review.

(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 8/31/2015, HACM has sold 24 Scattered Site units and acquired/rehabilitated 25 units, of which 18 have been sold. In August 2008, HUD approved an amendment to the plan to include sale of an additional 40 units. As of 8/31/2015, 11 of those units had been sold. HACM has set a goal of selling 5 homes under the homeownership program in 2015. HACM currently has several hundred 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, 230 vouchers have been converted from rental to ownership. HACM expects to convert 12 vouchers in 2016. 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 (34), Cherry Court midrise (50), Becher Terrace (55), Westlawn East (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 2016 Attachment A

The following annual reports for open grants is attached:

2015 CFP Annual 6-30-2015	Attachment C
2014 CFP Annual 6-30-2015	Attachment D
2013 CFP Annual 6-30-2015	Attachment E
2012 CFP Annual 6-30-2015	Attachment F
2011 CFP Annual 6-30-2015	Attachment G
2011 CFCF Annual 6-30-2015	Attachment H
2015 RHF #1 Annual 6-30-2015	Attachment I
2015 RHF #2 Annual 6-30-2015	Attachment J
2014 RHF #1 Annual 6-30-2014	Attachment K
2014 RHF #2 Annual 6-30-2014	Attachment L
2013 RHF #1 Annual 6-30-2014	Attachment M
2013 RHF #2 Annual 6-30-2014	Attachment N
2012 RHF #1 Annual 6-30-2014	Attachment O

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 2016 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	Afford-ability	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	3,489		200-300
Extremely low income <=30% AMI	2,885	82.7%	
Very low income (>30% but <=50% AMI)	525	15.0%	
Low income (>50% but <80% AMI)	79	2.3%	
Families with children	2,360	67.6%	
Elderly families (62+)	89	2.6%	
Near Elderly families (50-61)	435	12.5%	
Families with Disabilities	658	18.9%	
Race - White	298	8.5%	
Race – African American	3,096	88.7%	
Race – Native American	7	0.2%	
Race – Asian	12	0.3%	
Race – Pacific Islander	0	0.0%	
Race – Multiple	0	0.0%	
Race – Not Available	76	2.2%	
Ethnicity – Hispanic	197	5.6%	
Ethnicity – Not Hispanic	3,292	94.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,128	32.3%	
2 BR	1,031	29.6%	
3 BR	530	15.2%	
4 BR	775	22.2%	

Housing Needs of Families on the Waiting List			
5 BR	25	0.7%	
5+ BR	0	0.0%	
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)? 36			
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 (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	1,779		200-300
Extremely low income <=30% AMI	1570	88.3%	
Very low income (>30% but <=50% AMI)	170	9.6%	
Low income (>50% but <80% AMI)	39	2.2%	
Families with children	0	0.0%	
Elderly families (62+)	222	12.5%	
Near-elderly families (50-61 years)	1,063	59.8%	
Families with Disabilities	1,389	78.1%	
Race – White	345	19.4%	
Race – African American	1,384	77.8%	
Race – Native American	10	0.6%	
Race - Asian	7	0.4%	
Race – Pacific Islander	0	0.0%	
Race – Multiple	0	0.0%	
Race – Not Available	33	1.9%	
Ethnicity – Hispanic	132	7.4%	
Ethnicity – Not Hispanic	1647	92.6%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	1,757	98.8%	
2 BR	22	1.2%	
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	972		600
Extremely low income <=30% AMI	744	76.5	
Very low income (>30% but <=50% AMI)	191	19.7	
Low income (>50% but <80% AMI)	37	3.8	
Families with children	634	65.2	
Elderly families	18	2	
Families with Disabilities	136	14	
Race/ethnicity-White	70	7.2	
Race/ethnicity-AA	896	92.2	
Race/ethnicity-Amer Indian	4	.4	
Race/ethnicity-	2	.2	

Housing Needs of Families on the Waiting List			
Asian			
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)? 1 months 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Project-Based Section 8 Site-Based Cherry Court <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	82		
Extremely low income <=30% AMI	78		
Very low income (>30% but <=50% AMI)	4		
Low income (>50% but <80% AMI)	0		
Families with children	2		
Elderly families	32		
Families with Disabilities	50		
Race/ethnicity- White	11		

Housing Needs of Families on the Waiting List			
Race/ethnicity-AA	71		
Race/ethnicity-Amer Indian			
Race/ethnicity-Asian			
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)? ?? months 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Project-Based Section 8 Site-Based Highland Garden <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	90		
Extremely low income <=30% AMI	83		
Very low income (>30% but <=50% AMI)	6		
Low income (>50% but <80% AMI)	1		
Families with children	1		
Elderly families	35		

Housing Needs of Families on the Waiting List			
Families with Disabilities	55		
Race/ethnicity-White	15		
Race/ethnicity-AA	75		
Race/ethnicity-Amer Indian			
Race/ethnicity-Asian			
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)? ?? months 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Project-Based Section 8 Site-Based Westlawn <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	95		
Extremely low income <=30% AMI	75		
Very low income (>30% but <=50% AMI)	18		
Low income (>50% but <80%)	2		

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	93		
Elderly families	1		
Families with Disabilities	11		
Race/ethnicity-White	1		
Race/ethnicity-AA	94		
Race/ethnicity-Amer Indian			
Race/ethnicity-Asian			
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)? ?? months 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Project-Based Section 8 Site-Based Lapham Park <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	26		
Extremely low income <=30% AMI	25		
Very low income	1		

Housing Needs of Families on the Waiting List

(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	14		
Families with Disabilities	12		
Race/ethnicity-White	3		
Race/ethnicity-AA	23		
Race/ethnicity-Amer Indian			
Race/ethnicity-Asian			
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)? ?? months 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			

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

(a) Progress in Meeting 2015 Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

HACM is on track for meeting most of the goals identified for implementation in 2015. Please see Section 5.2 for the detailed status of the 2015 goals.

(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. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5 Year Action Plan.
- c. 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 P**
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Attachment Q**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Attachment R**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **Attachment S**
- (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 **Attachment W**
- (g) Challenged Elements **Attachment X**
- (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 T**
- (k) Form HUD-50077-CR *Civil Rights Certification* **Attachment U**

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.