

- Submit at least one Hope VI application or Choice Neighborhood Grant application in response to the Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of the amount of the grant money available. 12/31/2010
- Submit funding applications for Low Income Housing Tax Credits, the Affordable Housing Program and other sources necessary to support HACM property redevelopment. 12/31/2010
- Submit mixed finance development applications to support the use of other financial resources including use of low income housing tax credits. 12/31/2010
- Assess the feasibility of a bond issue, including the possibility of Build America bonds or Qualified Energy Conservation bonds and pursue the bond issue if approved by the HACM board. 12/31/2010
- Continue to implement Asset Based Property Management. 12/31/2010
- Continue partnership with Friends of Housing Corporation to support the Housing Authority's development activities. 12/31/2010
- Continue to operate the VA/SRO facility. 12/31/2010
- Complete the lease up of the 2008 and 2009 Veterans Administration Supportive Housing (VASH) vouchers and apply for 2010 VASH vouchers. 12/31/2010
- Project base VASH vouchers to support the development of supportive rental housing for disabled veterans. 12/31/2010
- Continue to offer the "Make Your Money Talk" program. Enroll and graduate 25 families. 12/31/2010
- Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2010
- Implement a Westlawn redevelopment plan including the submittal of funding applications, waiver requests, demolition/disposition applications, etc. 12/31/2010
- Complete the demolition of the Becher Court tower. 6/1/2010
- Obligate and expend American Recovery and Reinvestment Act (ARRA) funds by the date required. 12/31/2010
- Determine if sufficient resources are available to offer project based Section 8 assistance through an RFP process to supportive housing projects. 12/31/2010
- Continue to provide staff support to the Supportive Housing Commission. 12/31/2010
- Continue to participate in the City's Continuum of Care. 12/31/2010
- Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2010
- Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability. 12/31/2010
- Apply for grants from all eligible sources of funding to support HACM functions and property redevelopment. 12/31/2010
- Consider use of Capital fund and Operating fund reserves to leverage financing for redevelopment. 12/31/2010
- Comply with the requirements of the Regulatory and Operating Agreements for public and assisted housing units owned by the Highland Park Development LLC, the Cherry Court LLC, the Convent Hill LLC, the Carver Park I & II LLC's, the Scattered Sites I & II LLC's and Olga Village LLC. 12/31/2010
- Provide support for a 2010 event sponsored by the HACM Resident Advisory Board. 12/31/2010
- Maintain "High Performer" status under the Section 8 Management Assessment Program and re-gain "High Performer" status under the Public Housing Assessment System. 12/31/2010

- Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2010
- Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2010
- Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2010
- Submit an application for Moving-to-Work or its successor program. 12/31/2010
- Secure a line of credit for the revitalization of public housing. 12/31/2010
- Complete the construction of the Olga Village development. 12/31/2010
- Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2010
- Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2010

6.0 PHA Plan Update

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

In order to comply with a finding in a recent HUD review, HACM has amended the "Income, Exclusions from Income, Deductions from Income" sections of its Admissions and Continued Occupancy Policy (Section 10.0) and Section 8 Administrative Plan (Section 14.1) to affirm that HACM will calculate income using the exact amount of dollars and cents and will not round any money amounts.

(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 2010 grants)		
a) Public Housing Operating Fund (estimate)	10,100,000	
b) Public Housing Capital Fund (estimate)	7,677,883	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	28,932,672	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	66,000	
h) Community Development Block Grant	300,000	Homeless Prevention Rapid Re-Housing Program
i) Recovery Act Capital Funds-Elderly/Persons with Disabilities	7,938,000	Lapham Park highrise
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
American Recovery & Reinvestment Grant	8,826,572	
HOPE VI (Scattered Sites)	4,272,705	Scattered Site Redevelopment
CFP 2008	1,010,063	Modernization
ROSS Homeownership Support Services (FY06)	220,545	Homebuyer Counseling
ROSS Family & Homeownership (FY07)	350,000	Homebuyer Counseling
ROSS RSDM (FY05)	74,884	Supportive Services
ROSS Neighborhood Networks (FY05)	139,170	Supportive Services
ROSS Neighborhood Networks (FY06)	218,229	Supportive Services
ROSS Neighborhood Networks (FY07)	241,512	Supportive Services
3. Public Housing Dwelling Rental Income	11,084,319	Operations
4. Other income (list below)		
Section 32 Sales	100,000	Homeownership
Investment	64,000	Operations
Miscellaneous	859,155	Operations
LIHTC	7,000,000(est)	Olga Village
5. Non-federal sources (list below)		
HACM-owned Housing	6,023,510	Operations
Investment	96,019	Operations
Miscellaneous	1,481,247	Operations
Total resources	97,076,485	

3. **Rent Determination.**

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

4. **Operation and Management.**

- a) The Asset Management Plan addresses maintenance and management and is available at each HACM property.
- b) HUD Programs under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3996	550
Section 8 Vouchers	5616	1000
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	VA/SRO – 13 units	5
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	Veterans Administration Supportive Housing (VASH) – 70 units	

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 is in its fifth two year extension of its Designated Housing Plan. The original plan was approved on September 30, 1994, extended on February 24, 2000, February 24, 2002, February 3, 2005, February 24, 2006 and April 16, 2008. The latest extension is approved through April 16, 2010 and includes 230 units at Arlington Court, 220 units at Becher Court (includes 37 units at Olga Village), 251 units at College Court, 80 units at Convent Hill, 198 units at Lapham Park, 120 units at Merrill Park and 120 units at Mitchell Court to be designated for elderly only. The

Housing Authority will submit a request for another two year extension in April 2010.

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. Since 1997, when HACM partnered with the Private Industry Council (the Workforce Investment Board at the time) and S.E.T. Ministry, implementing a focused strategy to assist public housing residents in transitioning from welfare to work, the earned income of residents in HACM's overall portfolio has more than doubled, from average household wages of \$4,573 in 1997 to \$9,840 in 2008.

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

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

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

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

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

Education: HACM has 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 and the Silver Spring Academy is an alternative middle school that serves children in 6th through 8th grades.

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

Adult Education: HACM partners with community organizations to provide GED preparation and adult basic education training on-site in three developments. Milwaukee Area Technical College (MATC) provides such training at Hillside and through the Silver Spring Neighborhood Center at Westlawn. In addition, Milwaukee Achiever Literacy Services provides such education at the Cherry Court Neighborhood Network 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 a variety of programs, including: adult basic skills education and GED preparation; computer skills classes (basic computer skills, how to use Microsoft Word, Excel, PowerPoint, how to use email and or the internet); homework help and youth book club programs; assistance in job search; and other adult and youth programming. In addition, there are times scheduled for open labs when seniors, adults and youth can use the lab as they wish. There are monthly schedules of classes and activities for each Neighborhood Network Center.

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

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

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

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

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

HACM helps to link public housing residents and other Section 3 persons with training and employment opportunities whenever possible and does significant outreach to residents to notify them about the availability of such opportunities, through monthly resident meetings, quarterly resident employment newsletters, and through their case managers and Employment Coordinators. HACM leverages training through community resources, such as the Milwaukee Area Workforce Investment Board (WIA training), Wisconsin Regional Training Partnership, Milwaukee Area Technical College, and the Milwaukee Community Service Corps. The training provided by these

agencies helps residents compete successfully for employment in the building trades. If residents have construction experience, HACM's Resident Employment Coordinators (RECs) are able to refer them to construction contractors.

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

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

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

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

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

FSS program: HACM has a current Public Housing Family Self Sufficiency program (FSS) to serve up to 50 public housing households. The FSS Coordinator works with these participants to review the program goals and requirements, sign the participation contract, and develop and

implement their individualized plan. Increases in earned income that impact rent may result in the rent increase put into an FSS escrow account for the resident.

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

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

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

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

8. Safety and Crime Prevention.

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

Milwaukee's crime statistics compiled by the FBI show that violent crime decreased in 2004, and then rose dramatically in the years 2005, 2006 and 2007, before dropping 10% in 2008. In 2008, Milwaukee reported 7,339 violent crimes and 36,562 property crimes. Homicides decreased significantly from 105 in 2007 to only 71 in 2008.

While crime in Milwaukee, especially violent crime, fell during 2008, crime still disproportionately impacts many residents and neighborhoods in the central city of Milwaukee, which include several public housing developments and scattered sites. In 2008, the Housing Authority's Public Safety section responded to 10,325 calls for service from residents. While many of these calls were responding to alarms (building alarms, fire and smoke alarms, and medical pull-cord alarms in our developments) or for quality of life issues (noise, neighbor disputes, vandalism, etc.), these calls also included 89 complaints about drugs, 39 complaints about gun offenses, 518 for loitering/prowling, and 48 for battery and/or domestic violence.

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

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

The Public Safety Department has a staff of 24 full-time employees who provide service 24 hours, 365 days a year. Public Safety Dispatchers staff a communication center 24 hours a day. In addition to fielding calls for Public Safety, the Communication Center answers calls for emergency maintenance and other Housing Authority services. In 2008 the Public Safety Department responded to 10,325 calls for service, including 1,425 building alarms and 1,360 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 998 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 to substantiate the complaint. If Public Safety staff can substantiate the complaint, they will obtain "intelligence" for MPD such 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 what residents are concerned about, and what Public Safety is responding to in the category of disorder. These service call indicators provide feedback as to what problems are being fixed, and which problems 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 the ever increasing homicide rate. 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 between 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.

Low income housing developments 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

11. Fiscal Year Audit

The results of the 2008 Fiscal Year Audit is available at all Administrative and Housing Development offices upon reasonable request.

12. Asset Management

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

HACM continues to implement and monitor the Asset Based Management required by federal regulation. As a “Stop Loss” agency, HACM has submitted the information required by HUD for years one through three and will submit the year four information in October 2009. Implementation has required the unwinding of centralized support services and automated systems to produce a variety of services that site managers can utilize on a cost effective basis. Consultant services and training have been obtained to assist staff in the process. New automated accounting and budget systems provide site managers with a variety of reports required for effective financial management.

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

HACM will use Capital Fund Grant monies to improve management deficiencies: increase occupancy rates by providing 24/7 public safety services and reducing the amount of computer processing time for wait list management and eligibility determination by upgrading and relocating servers; develop and implement a compensation plan for direct HACM staff that supports effective property management and program administration.

13. Violence Against Women Act (VAWA)

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

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

In the last year, HACM has not knowingly denied any person for housing due to their being a victim of domestic violence.

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

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

HACM currently has a 2008 Hope VI revitalization grant approved and underway for Scattered Sites (AMP WI002000010 and WI002000016) and a revitalization plan that will be submitted for the 2009 NOFA for the revitalization of Westlawn (AMP WI002000002). HACM will submit at least one HOPE VI or Choice Neighborhood application in response to a NOFA in 2010. Redevelopment site(s) will be determined on the basis of the amount of the grant money available.

HACM also has mixed finance development activities underway at Scattered Sites and Olga Village.

(b) Demolition and/or Disposition

HACM has the following applications pending with the Special Applications Center (SAC):
Disposition of 9 Scat Site units (AMP WI002000010) submitted December 12, 2008;
Disposition of 4 Scat Site units (AMP WI002000010, AMP WI002000016) submitted September 2, 2009;
Demolition of 56 Westlawn units (AMP WI002000002) submitted October 2, 2009;
Demolition/Disposition 100 units Becher Court towerx (AMP WI002000018) submitted June 25, 2009.

HACM has the following approved application:

Demolition of 57 Scat Site units (AMP WI002000010, AMP WI002000016) approved February 2, 2009 (24 units), March 16, 2009 (28 units), April 21, 2009 (5 units).

HACM plans to submit a disposition application for the Lapham Park highrise, additional units at Westlawn, and two units at the Becher Court annex.

(c) Conversion of Public Housing

(d) Homeownership

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program dated June 28, 2006 for the sale of 50 units: 25 units from its Scattered Site inventory of units from AMP#WI002000010P, WI002000016P, WI002000060P, WI002000061P and WI002000063P and 25 units that would be newly constructed or acquired for rehabilitation and sale. As of 9/30/2009, HACM has sold the 22 Scattered Site units and acquired/rehabilitated 10 units. In August 2008, HUD approved amendment to the plan to include sale of an additional 40 units. As of

9/30/2009, three of those units had been sold. HACM has set a goal of selling 10 homes under the homeownership program. HACM currently has more than 100 participants in its program. Participants must be a first time home buyer, must have earned income of at least \$15,000/year, must attend homeownership counseling classes and must not owe child support or any state or local authority. Additional information regarding the homeownership program are 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, with an additional requirement that participants maintain minimum earned income requirements in order to continue mortgage subsidy. Since December 11, 2001, 147 vouchers have been converted from rental to ownership. HACM expects to convert 10 vouchers in 2010.

(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 Park midrise (22) and Cherry Court midrise (50). HACM has plans to 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 2010

Attachment A

The following annual reports for open grants is attached:

2009 CFP Revision #1 9-15-09	Attachment C
2009 RHF #1 Annual 9-15-09	Attachment D
2009 RHF #2 Annual 9-15-09	Attachment E
ARRA Annual 6-30-09	Attachment F
ARRA Revision #2	Attachment G
2008 CFP Annual 6-30-09	Attachment H
2008 CFP Revision #2	Attachment I
2007 CFP Annual 6-30-09	Attachment J
2006 CFP Annual 6-30-09	Attachment K
2008 RHF #1 Annual 6-30-09	Attachment L
2008 RHF #2 Annual 6-30-09	Attachment M
2007 RHF #1 Annual 6-30-09	Attachment N
2007 RHF #2 Annual 6-30-09	Attachment O
2006 RHF #1 Annual 6-30-09	Attachment P
2006 RHF #2 Final 9-15-09	Attachment Q

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 2010

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.

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 the 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 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 the 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7,495		1,500
Extremely low income <=30% AMI	6,968	93%	
Very low income (>30% but <=50% AMI)	491	6.5%	
Low income (>50% but <80% AMI)	36	.5%	
Families with children	5,382	71.8%	
Elderly families	53	.7%	
Single person households	941	12.6%	
Families with Disabilities	1,119	14.9%	
Race/ethnicity (white) *	516	6.8%	
Race/ethnicity (black) *	6,846	91.3%	
Race/ethnicity (Native American) *	28	.36%	
Race/ethnicity (Asian) *	9	.3%	
Race/ethnicity (Hispanic) *	462	6.2%	
Race/ethnicity (Pacific Islander) *	1	<.01%	
*Applicants may self-declare multiple races or ethnicity as Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,852	24.8%	
2 BR	3,176	42.4%	

Housing Needs of Families on the Waiting List			
3 BR	1,844	24.6%	
4 BR	515	6.8%	
5 BR	108	1.4%	
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)? 5/29/09 (4 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 (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/Single/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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,752		1,200
Extremely low income <=30% AMI	2,468	89.7%	
Very low income (>30% but <=50% AMI)	236	8.6%	
Low income (>50% but <80% AMI)	48	1.7%	
Families with children	0	0	
Elderly families	150	5.5%	
Near elderly families	808	29.4%	
Singles	941	12.6%	
Families with Disabilities	1,186	43.0%	
Race/ethnicity (white) *	366	13.2%	
Race/ethnicity (black) *	2,366	86%	
Race/ethnicity (Native American) *	10	.36%	
Race/ethnicity (Asian) *	9	.3%	
Race/ethnicity (Hispanic) *	125	4.5%	
Race/ethnicity (Pacific Islander) *	0	0	
* Applicants may self-declare multiple races and ethnicity as Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,727	99.1%	
2 BR	25	.9%	

Housing Needs of Families on the Waiting List			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input 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	3810		600
Extremely low income <=30% AMI	3284	86%	
Very low income (>30% but <=50% AMI)	526	14%	
Low income (>50% but <80% AMI)			
Families with children	2620	69%	
Elderly families			
Families with Disabilities	628	17%	
Race/Black	3326	87%	
Race/White	274	7%	
Race/American Indian	30	1%	
Race/other Asian/Pacific Islander	4	0.10%	
Ethnicity/Hispanic	176	5%	

Housing Needs of Families on the Waiting List

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)? 40 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 2009 Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

- Continue the Section 32 Homeownership Program and sell 10 homes to eligible families. 12/31/2009
 STATUS: Six Section 32 sales were completed as of 9/30/09 and three additional offers were pending closing.
- Continue the Section 8(y) Homeownership option and convert 10 households from rental to ownership. 12/31/2009
 STATUS: Five families purchased homes under the Section 8(y) program and five additional families had accepted offers which should closed by 12/31/2009.
- Develop, including acquisition and rehabilitation, market and sell market rate homes including the use of brokers. 12/31/2009
 STATUS: Ongoing – no market rate sales were completed in 2009 due to economic and housing market conditions. HACM did establish procedures for using brokers to assist in marketing and sales.
- Develop and implement a Phase II redevelopment plan for the Convent Hill site. 12/31/2009
 STATUS: Ongoing-current economic conditions negatively impact the market for market rate rental and homeownership units.
- Submit at least one Hope VI application in response to the Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of the amount of the grant money available. 12/31/2009
 STATUS: HACM will submit a \$22 million Hope VI application for Westlawn in response to a HUD NOFA by the 11/17/2009 due date.

- Submit funding applications for Low Income Housing Tax Credits, the Affordable Housing Program and other sources necessary to support HACM property redevelopment. 12/31/2009
STATUS: Three Low Income Housing Tax Credit applications were submitted. The application for Scattered Sites III and Olga Village were awarded.
- Continue to implement Asset Based Property Management and submit the Year 4 Stop Loss data by the required date. 12/31/2009
STATUS: Ongoing-the Year 4 Stop Loss was submitted on time. HUD had not yet approved prior year Stop Loss submittals as of 9/30/09.
- Close out the 2003 Scattered Sites Hope VI grant. 12/31/2009
STATUS: Completed
- Continue to operate the VA/SRO facility. 12/31/2009
STATUS: Ongoing-the Surgeon's Quarter maintained full occupancy during 2009.
- Continue to administer the Veterans Administration Supportive Housing (VASH) grant through the Section 8 Voucher program. 12/31/2009
STATUS: Ongoing-through 9/30/2009, 45 of the initial allocation of 70 vouchers were under contract. HACM received an additional allocation of 35 VASH vouchers to be leased up beginning 1/1/2010.
- Continue to offer the "Make Your Money Talk" program. Enroll and graduate 20 families. 12/31/2009
STATUS: Ongoing-through 9/30/2009, 54 families completed the Make Your Mney Talk program.
- Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2009
STATUS: Ongoing-through 9/30/2009, 19 scholarships were awarded.
- Prepare and implement a redevelopment plan for Westlawn and submit grant and other property related applications necessary to support the plan. 12/31/2009
STATUS: HACM contracted with Torti Gallus to prepare a redevelopment plan for Westlawn. Key stakeholders, including Westlawn residents, participated in the development of preliminary plans that were presented to the HACM Board in September. A "Green Communities" funding application was submitted in response to a NOFA under the competitive American Recovery and Reinvestment Act (ARRA) capital grant program. A Hope VIi application will also be submitted for Westlawn.
- Partner with Sun Starr to resubmit an application for Low Income Housing Tax Credits to support the redevelopment of the Becher Court property. 12/31/2009
STATUS: Sunstar received an allocation of Low Income Housing Tax Credits in September 2009 to fund the construction of the Becher Terrace facility. The relocation of Becher Court tower residents was completed in September 2009. HACM included funding for the demolition of the tower from its ARRA Capital Fund program grant.

- Determine if resources are available to support an RFP for Project Based Section 8 assistance and complete an RFP if appropriate. 12/31/2009
 STATUS: Ongoing-the Section 8 program was fully leased up. An RFP for Project Based assistance will not be done in 2009.
- Provide staff support for the City's Supportive Housing Commission. 12/31/2009
 STATUS: Ongoing-regular quarterly meetings were held at HACM facilities.
- Continue to actively participate in the City's Continuum of Care. Partner with Community Advocates and Hope House and the Salvation Army to submit a Rapid Rehousing Project for funding under the McKinney-Vento Homeless Grant Program. 12/31/2009
 STATUS: Ongoing-HACM's Associate Director is the Co-Chair of the CoC. Applications for Rapid Rehousing funding were submitted. HACM received a \$300,000 allocation to assist Section 8 program families impacted by foreclosure with relocation. HACM also partnered with Community Advocates and five shelter agencies serving homeless families to provide housing and rental assistance.
- Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2009
 STATUS: Ongoing-all MOU's were continued. The Consortia to reunite families formally implemented a "Keeping Our Families United" (KOFU) initiative in July 2009. To-date, nine KOFU families were referred for placement in "hard to lease" public housing units.
- Continue to offer the "Second Chance" program and place up to five eligible families, subject to availability, as referred by the Counseling Center, the Milwaukee Women's Center and Nia Imani Family Inc. 12/31/2009
 STATUS: Ongoing-one placement was made.
- Approach Salvation Army about partnering with HACM to make referrals to the "Second Chance" program. 12/31/2009
 STATUS: The Resident Advisory Board added the Salvation Army as a participating agency.
- Apply for grants from all eligible sources of funding to support HACM functions and property redevelopment. 12/31/2009
 STATUS: Ongoing-HACM engaged a consultant to research and identify all grant sources to which HACM could apply.
- Consider use of Capital fund and Operating fund reserves to leverage financing for redevelopment. 12/31/2009
 STATUS: Ongoing-Capital Fund resources will leverage financing for the Olga Village development.
- Comply with the requirements of the Regulatory and Operating Agreements for public and assisted housing units owned by the Highland Park Development LLC, the Cherry Court LLC, the Convent Hill LLC, the Carver Park I & II LLC's, and the Scattered Sites I & II LLC's. 12/31/2009

STATUS: Ongoing

- Provide support for the 2009 resident event sponsored by the HACM Resident Advisory Board. 12/31/2009
STATUS: Ongoing-on September 16, 2009 the Resident Advisory Board sponsored a Job Fair and related educational workshops which were attended by over 200 public housing residents.
- Maintain “High Performer” status under the Section 8 Management Assessment Program and re-gain “High Performer” status under the Public Housing Assessment System. 12/31/2009
STATUS: HACM continued as a “High Performer” under the Section 8 Management Assessment Program and as a “Standard Performer” under the Public Housing Assessment System.
- Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2009
STATUS: Ongoing-Demolition applications were submitted for the Becher Court tower and for Westlawn. A disposition application was submitted for scattered sites public housing units.
- Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2009
STATUS: Ongoing-all units being completed under the Scattered Sites Hope VI-II redevelopment program are Energy Star rated.
- Submit an application for Moving-to-Work or its successor program. 12/31/2009
STATUS: Ongoing-HACM was not identified by HUD as an agency eligible to apply for MTW under the 2009 eligibility criteria.
- Open the family public housing waiting list in 2009. 12/31/2009
STATUS: Completed-8000 applications were received during the open application period. The list was closed on May 31, 2009.
- Submit acquisition plans for developing public housing. 12/31/2009
STATUS: Ongoing
- Submit a waiver to convert some public housing units to project-based. 12/31/2009
STATUS: Ongoing-twelve scattered sites tax credit units were approved for project based Section 8 assistance.
- Secure a line of credit for the revitalization of public housing. 12/31/2009
STATUS: Ongoing-HACM used its Capital Fund for construction financing as an alternative to obtaining a line of credit.
- Work in partnership with the United Community Center to provide enhanced services for Housing Authority residents, including the submission of a low-income housing tax credit application to support the revitalization of Becher Court. 12/31/2009
STATUS: Ongoing-HACM received an allocation of Low Income Housing Tax Credits for the development of the 37 unit Olga Village public housing property on the campus of UCC.

- Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2009
STATUS: Ongoing
- Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2009
STATUS: Ongoing-HACM has acquired foreclosed properties in conjunction with its Section 32 homeownership program. HACM will also acquire and rehab foreclosed properties using the City's NSP funds to develop rental replacement and homeownership units in conjunction with the Westlawn redevelopment program.
- Use project-based vouchers to support the revitalization of Scattered Sites. 12/31/2009
STATUS: Ongoing-twelve units developed under the scattered sites Hope VI program will receive Section 8 project based assistance.

(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 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.
- 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.

- Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **Attachment R**
- Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Attachment S**
- Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Attachment T**
- Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **Attachment U**
- Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- 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 VV**
- Challenged Elements
- Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name: Housing Authority of the City of Milwaukee		FFY of Grant Approval:	
Grant Type and Number		Capital Fund Program Grant No:	
Replacement Housing Factor Grant No:		Date of CFFP:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹
				Revised ²	Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		1,358,425				
3	1408 Management Improvements		1,358,425				
4	1410 Administration (may not exceed 10% of line 21)		679,212				
5	1411 Audit		10,000				
6	1415 Liquidated Damages						
7	1430 Fees and Costs		800,000				
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		2,250,000				
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs		100,000				
17	1499 Development Activities ⁴						

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name: HACM	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
18a	1501 Collateralization or Debt Service paid by the PHA	100,000			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	136,065			
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,792,127			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	4,406,062			
24	Amount of line 20 Related to Security - Hard Costs	2,250,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		10/16/04			

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA Wide	Operations	1406		1,358,425			
PHA Wide	Management Operations	1408		1,358,425			
PHA Wide	Administration	1410		679,212			
PHA Wide	Audit	1411		10,000			
PHA Wide	Fees and Costs	1430		800,000			
Arlington Ct/W1002000013	elevator modernization, elevator control room modifications	1460		470,000			
Hillside Tr/W1002000001	elevator modernization, elevator control room modifications	1460		470,000			
Locust Ct/W1002000015	elevator modernization, elevator control room modifications	1460		470,000			
Riverview/W1002000062	elevator modernization, elevator control room modifications	1460		460,000			
PHA Wide	Implement Recommendations in Energy Audit	1460		10,000			
PHA Wide	Mitigation of Environmental Hazards	1460		300,000			
PHA Wide	ADA/504 accommodations	1460		50,000			
PHA Wide	Force Account Labor	1460		20,000			
PHA Wide	Relocation Costs	1495.1		100,000			
PHA Wide	Collateralization or Debt Service	1501		100,000			
PHA Wide	Contingency	1502		136,065			

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

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number Housing Authority of the City of Milwaukee/WI002		Locality (City/County & State) Milwaukee, WI			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	2,250,000	2,250,000	2,250,000	2,162,000
C.	Management Improvements		1,358,425	1,358,425	1,358,425	1,358,425
D.	PHA-Wide Non-dwelling Structures and Equipment					52,000
E.	Administration		825,277	825,277	825,277	825,277
F.	Other		100,000	100,000	100,000	100,000
G.	Operations		1,358,425	1,358,425	1,358,425	1,358,425
H.	Demolition					36,000
I.	Development		800,000	800,000	800,000	800,000
J.	Capital Fund Financing – Debt Service		100,000	100,000	100,000	100,000
K.	Total CFP Funds		6,792,127	6,792,127	6,792,127	6,792,127
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide Mitigation of environmental hazards		300,000	PHA Wide Mitigation of environmental hazards		300,000
Annual	PHA Wide ADA/504 accommodations		50,000	PHA Wide ADA/504 accommodations		50,000
Statement	Becher Ct/WI002000018 Façade restoration		950,000	Becher Ct/WI002000018 Substantial modernization of annex		470,000
	Hillside Tr/WI002000001 Façade restoration(highrise)		455,000	College Ct/WI002000011 Substantial modernization		470,000
	Mitchell Pk/WI0020000017 Façade restoration		455,000	Lapham Pk/WI002000005 Substantial modernization of highrise		470,000
	PHA Wide Force Account Labor (Painters, Carpenters, HVAC Mechanics)		20,000	Westlawn/WI002000002 Substantial modernization		460,000
	PHA Wide Cost effective energy improvements including replacement of eligible vehicles and/or recommendations in energy audit		10,000	PHA Wide Force Account Labor (Painters, Carpenters, HVAC Mechanics)		20,000

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	PHA Wide Vacant unit repairs(may include force account labor)		10,000	PHA Wide Cost effective energy improvements including replacement of eligible vehicles and/or recommendations in energy audit		10,000
	Subtotal of Estimated Cost		\$2,250,000	Subtotal of Estimated Cost		\$2,250,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Hillside Tr/WI002000001 Exterior remodeling (garbage cart corrals, retaining walls, ironwork, etc.)		1,870,000	PHA Wide Mitigation of environmental hazards		300,000
Annual	PHA Wide Mitigation of environmental hazards		300,000	PHA Wide ADA/504 accommodations		50,000
Statement	PHA Wide ADA/504 accommodations		50,000	Arlington Ct/WI002000013 site improvements, parking lot and driveway improvements		8,000
	PHA Wide Force Account Labor (Painters, Carpenters, HVAC Mechanics)		20,000	Becher Ct/WI002000018 site improvements, parking lot and driveway improvements		8,000
	PHA Wide Cost effective energy improvements including replacement of eligible vehicles and/or recommendations in energy audit		10,000	Carver Park/WI002000046 site improvements, parking lot and driveway improvements		8,000
				Cherry Ct/WI002000064 site improvements, parking lot and driveway improvements		8,000
				College Ct/WI002000011 site improvements, parking lot and driveway improvements		8,000

				Convent Hill/WI002000065 site improvements, parking lot and driveway improvements		8,000
				Highland Homes/WI002000060 site improvements, parking lot and driveway improvements		8,000
				Hillside Tr/WI002000001 site improvements, parking lot and driveway improvements		8,000
				Holton Tr/WI002000008 site improvements, parking lot and driveway improvements		8,000
				Lapham Park/WI002000005 site improvements, parking lot and driveway improvements		8,000
				Lincoln Ct/WI002000019 site improvements, parking lot and driveway improvements		8,000
				Locust Ct/WI002000015 site improvements, parking lot and driveway improvements		8,000
				Merrill Pk/WI002000091 site improvements, parking lot and driveway improvements		8,000
				Mitchell Ct/WI002000017 site improvements, parking lot and driveway improvements		8,000
				Parklawn/WI002000007 site improvements, parking lot and driveway improvements		8,000
				Riverview/WI002000062 site improvements, parking lot and driveway improvements		8,000
				Scat Site N&W/WI002000016 site improvements, parking lot and driveway improvements		8,000
				Scat Site South/WI002000061 site improvements, parking lot and driveway improvements		8,000

				Westlawn/WI002000002 site improvements, parking lot and driveway improvements		8,000
				Arlington Ct/WI002000013 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		79,000

				Becher Ct/WI002000018 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		83,000
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				Carver Park/WI002000046 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		79,000
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				Cherry Ct/WI002000064 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		83,000
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				College Ct/WI002000011 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		84,000
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				Convent Hill/WI002000065 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		92,000
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				Highland Homes/WI002000060 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		84,000
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				Hillside Tr/WI002000001 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		92,000
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				Holton Tr/WI002000008 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		104,000
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				Lapham Park/WI002000005 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		104,000
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				Lincoln Ct/WI002000019 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		88,000
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				Locust Ct/WI002000015 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		84,000
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				Merrill Pk/WI002000091 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		84,000
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				Mitchell Ct/WI002000017 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		88,000
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				Parklawn/WI002000007 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		60,000
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				Riverview/WI002000062 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		84,000
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				Scat Site N&W/WI002000016 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		76,000
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				Scat Site South/WI002000061 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		66,000
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				Westlawn/WI002000002 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection improvements, stairwell pressurization system, elevator modernization, elevator control room modifications, roofing, roofing repairs, flashing, gutters/downspouts, tuckpointing and exterior cladding, chimney repair and replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacemen, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, penthouse improvements		64,000
				Arlington Ct/WI002000013 trash compactor improvements		4,000
				Becher Ct/WI002000018 trash compactor improvements, washers/dryers for common laundry rooms		4,000
				Cherry Ct/WI002000064 trash compactor improvements		4,000
				College Ct/WI002000011 trash compactor improvements		4,000
				Convent Hill/WI002000065 trash compactor improvements		4,000

Capital Fund Program—Five-Year Action Plan

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				Hillside Tr/WI002000001 trash compactor improvements		4,000
				Holton Tr/WI002000008 trash compactor improvements		4,000
				Lapham Park/WI002000005 trash compactor improvements		4,000
				Lincoln Ct/WI002000019 trash compactor improvements		4,000
				Locust Ct/WI002000015 trash compactor improvements		4,000
				Merrill Pk/WI002000091 trash compactor improvements		4,000
				Mitchell Ct/WI002000017 trash compactor improvements		4,000
				Riverview/WI002000062 trash compactor improvements		4,000
				PHA Wide Force Account Labor (Painters, Carpenters, HVAC Mechanics)		20,000
				PHA Wide Cost effective energy improvements including replacement of eligible vehicles and/or recommendations in energy audit		10,000
			Subtotal of Estimated Cost	\$2,250,000	Subtotal of Estimated Cost	\$2,162,000

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

U.S. Department of Housing and Urban Development
 Office of Housing and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: W139P00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/15/09		FFY of Grant: 2009 FFY of Grant Approval:	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Original	Revised ²		Expended	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³			1,358,425	1,358,425			
3	1408 Management Improvements			20,000	643,657			
4	1410 Administration (may not exceed 10% of line 21)			679,212	679,212			
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs			0	150,000			
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures			0	2,440,000			
11	1465.1 Dwelling Equipment—Nonependable							
12	1470 Non-dwelling Structures							
13	1475 Non-dwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities ⁴							

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type and Number	FFY of Grant Approval:	
Housing Authority of the City of Milwaukee	Capital Fund Program Grant No: W13900250109 Replacement Housing Factor Grant No:	FFY of Grant Approval:	
	Date of CFFP:		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$4,734,490	1,520,833		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$6,792,127	\$6,792,127		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____ Date 10/1/09 _____ Signature of Public Housing Director _____ Date _____

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: W139P00250109 CFRP (Yes/ No): No Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operations	1406		1,358,425	1,358,425			
Management Improvements PHA-Wide	Management Improvements include security stictivities to address management deficiencies, including a compensation analysis, security staff; resident initiatives coordinator/consultant, management improvements consultant, resident employment, job training and economic development, including recycling program and youth employment	1408		\$ 20,000	643,657			
Administration PHA-Wide	Administration includes Project analyst, construction management, contract administration, city attorney, and administrative assistant	1410		679,212	679,212			
W1002000018	Construction financing for the development of Olga Village, which will replace 37 units at Becher Cour	1501		4,734,490	1,520,833			
W1002000013 Arlington Court	Upgrade elevators	1460	0	0	610,000			
W100200001P Hillside Terrace	Upgrade elevators	1460	0	0	610,000			
W1002000015 Locust Court	Upgrade elevators	1460	0	0	610,000			
W10020000062P Riverview	Upgrad elevators	1460	0	0	610,000			
PHA-Wide	Architectural & Engineering Services (includes Housing Authority staff who provide construction inspection services)	1430	0	0	150,000			

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Part I: Summary		PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139R00250109 Date of CFFP: 9/15/09		FY of Grant: 2009 FY of Grant Approval:	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: FFY of Grant Approval:			
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W/39R00250109 Date of CFP:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$633,687			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$633,687			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 9/11/24	Signature of Public Housing Director		Date

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139R00250209 Date of CFFP: 9/15/09		FY of Grant: 2009 FY of Grant Approval:	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		FFY of Grant: FFY of Grant Approval:			
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139R00250209 Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$252,069			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$252,069			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 9/12/09	Signature of Public Housing Director		Date

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WT39S002502-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-09	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no:)		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	612,771	612,771	612,771	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	1,000,000	1,000,000	435,409	74,574	
8	1440 Site Acquisition					
9	1450 Site Improvement	50,000	50,000			
10	1460 Dwelling Structures	6,625,000	6,625,000			
11	1465.1 Dwelling Equipment—None expendable					
12	1470 Non-dwelling Structures	25,000	25,000			
13	1475 Non-dwelling Equipment	600,000	600,000			
14	1485 Demolition	400,000	400,000			
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	1,000,000	1,000,000			

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

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No. WI39S002502-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,312,771	10,312,771	1,048,180	74,574
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		705,000		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	100,000	502,500		
25	Amount of line 20 Related to Energy Conservation Measures	500,000	1,230,000		
Signature of Executive Director		Date	Signature of Public Housing Director		Date

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: American Recovery & Reinvestment Act of 2009 CFFP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA-Wide	Administration, including outside legal counsel and two construction/project managers	1410		612,771	612,771	612,771	0
PHA-Wide	Architectural & Engineering Services	1430		1,000,000	1,000,000	435,409	74,574
WI39P002029 / Becher Court Addition	Substantially modernize the Becher Court Annex, including implementing recommendations in the energy audit	1460		1,500,000	1,500,000		
WI002012 / College Court	Substantially modernize College Court, including implementing recommendations in the energy audit	1460		1,500,000	1,500,000		
WI002005 / Lapham Park	Substantially modernize the Lapham Park highrise, including site improvement	1460		1,600,000	1,600,000		
WI002002 / Westlawn	Revitalization of Westlawn	1460		1,500,000	1,500,000		
PHA-Wide	Upgrade Trash Compactors	1460		250,000	250,000		
WI002018 / Becher Ct	Demolition of Becher Court Tower	1485		400,000	400,000		
WI002018 / Becher Ct	Becher Court Replacement Housing	1499		950,000	950,000		
PHA-Wide	Replace obsolete vehicles w/ new and/or more energy efficient transportation	1475		500,000	500,000		
WI002003 / Convent Hill	Site improvements on the former site of the Convent Hill highrise	1450		50,000	50,000		
PHA-Wide	Lighting protection at highrises	1460		50,000	50,000		
PHA-Wide	Upgrade card access/camera surveillance	1475		100,000	100,000		
PHA-Wide	Improve/repair facades at highrises	1460		150,000	150,000		
PHA-Wide	Upgrade HVAC in highrises	1460		75,000	75,000		
PHA-Wide	Upgrade HVAC in non-dwelling structures	1470		25,000	25,000		
PHA-Wide	Vacant Unit Repairs	1460		50,000	50,000		

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

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

U.S. Department of Housing and Urban Development
 Office of Housing and Indian Housing
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Part I: Summary

PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: WI39S00250109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Obligated	Total Actual Cost ¹ Expended
			Original	Revised ²		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		612,771	612,771		
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		1,000,000	970,253		
8	1440 Site Acquisition					
9	1450 Site Improvement		50,000	0		
10	1460 Dwelling Structures		6,675,000	6,113,021		
11	1465.1 Dwelling Equipment—Nonependable					
12	1470 Non-dwelling Structures		25,000	0		
13	1475 Non-dwelling Equipment		600,000	0		
14	1485 Demolition		400,000	450,000		
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴		950,000	2,166,726		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: W139S00250109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,312,771	10,312,771				
21	Amount of line 20 Related to LBP Activities		13,500				
22	Amount of line 20 Related to Section 504 Activities		772,400				
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs	100,000	386,200				
25	Amount of line 20 Related to Energy Conservation Measures	500,000	772,400				
Signature of Executive Director		Date		Signature of Public Housing Director		Date	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		Status of Work	
PHA Name: Housing Authority of the City of Milwaukee		Capital Fund Program Grant No: W139S00250109					
		CFPP (Yes/ No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Total Actual Cost	Status of Work
				Original		Funds Obligated ²	Funds Expended ²
PHA-Wide	Administration, including outside legal counsel and two Housing Authority construction/project managers	1410		612,771	612,771		
PHA-Wide	Architectural & Engineering Services (includes Housing Authority staff who provide construction inspection services)	1430		1,000,000	970,253		
W139P002029 / Becher Court Addition	Substantially modernize the Becher Court Annex, including implementing recommendations in the energy audit (may include force account labor)	1460		1,500,000	0		
W1002012 / College Court	Substantially modernize College Court, including implementing recommendations in the energy audit (may include force account labor)	1460		1,500,000	1,000,000		
W1002005 / Lapham Park	Substantially modernize the Lapham Park highrise, including site improvement (may include force account labor)	1460		1,600,000	1,250,000		
W1002002 / Westlawn	Revitalization of Westlawn (may include force account labor)	1460		1,500,000	0		
PHA-Wide	Upgrade Trash Compactors (may include force account labor)	1460		250,000	400,000		
W1002018 / Becher Ct	Demolition of Becher Court Tower (may include force account labor)	1485		400,000	450,000		
W1002018 / Becher Ct	Becher Court Replacement Housing (Olga Village)	1499		950,000	2,166,726		
PHA-Wide	Replace obsolete vehicles w/ new and/or more energy efficient transportation	1475		500,000	0		
W1002003 / Convent Hill	Site improvements on the former site of the Convent Hill highrise (may include	1450		50,000	0		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,374,100	1,431,955	1,431,955	1,431,955
3	1408 Management Improvements	1,374,100	1,431,955	0	0
4	1410 Administration	122,000	715,978	715,978	715,978
5	1411 Audit	10,000	10,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800,000	800,000	67,537	67,537
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,270,000	1,476,022	569,570	569,570
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	380,000	380,000	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition	0	400,000	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	100,000	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,350,000	323,563	0	0
20	1502 Contingency	90,303	90,303	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,870,503	7,159,776	2,785,040	2,785,040
22	Amount of line 21 Related to LBP Activities	15,000	35,000	0	0
23	Amount of line 21 Related to Section 504 compliance	60,000	60,000	0	0
24	Amount of line 21 Related to Security – Soft Costs	1,244,100	1,185,065	0	0
25	Amount of Line 21 Related to Security – Hard Costs	35,000	35,000	0	0
26	Amount of line 21 Related to Energy Conservation	705,000	311,022	0	0

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations PHA-Wide	Operation	1406		1,374,100	1,431,955	1,431,955	1,431,966	completed
Management Improvements PHA-Wide	Security Staff Resident initiatives coordinator/consultant Management improv consultant Resident employment, job training and economic development, including: construction-inspection recycling program youth employment	1408		1,244,100 35,000 15,000 50,000 0 30,000	1,185,065 50,000 0 42,890 109,000 45,000			
Administration PHA-Wide	Project analyst, construction manager, contract administration, construction management, city attorney, and administrative assistant	1410		122,000	715,978	715,978	715,978	completed
Audit		1411		10,000	10,000	0	0	

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Fees and Costs PHA-Wide	Architectural and engineering fees for design, bidding documents and inspection	1430		800,000	800,000	67,537	67,537	in process
Arlington Court WI002000013P	Penthouse improvements	1460		30,000	30,000			
Hillside Terrace and Addition WI002000001P	Common areas improvements	1460		100,000	100,000			
Lapham Park/ Scattered Sites WI002000005P	Fire protection improvements	1460		30,000	30,000			
Lincoln Court WI002000019P	Penthouse improvements	1460		30,000	30,000			
Locust Court WI002000015P	Penthouse improvements	1460		30,000	30,000			
Westlawn WI002000002P	Electrical distribution system	1460		700,000	106,022	569,570	569,570	in process
	Furnace replacement	1460		0	800,000			
PHA-Wide	Mitigation of environment hazards	1460		300,000	300,000			

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	ADA/504 Accommodations	1460		50,000	50,000			
College Court WI002000011P	Garage improvements	1470		30,000	30,000			
Parklawn WI002000007P	YMCA improvements Community building improvements	1470		100,000 50,000	100,000 50,000			
Central Support/ Community Services WI002009999P	Central Support improvements	1470		200,000	200,000			
Scattered Sites WI002000010P	Remediation and demolition of obsolete units	1485		0	370,000			
Scattered Sites WI002000016P	Remediation and demolition of obsolete units	1485		0	30,000			
Relocation Costs		1495.1		100,000	100,000			
Collateralization or Debt Service		1501		1,350,000	323,563			
Contingency		1502		90,303	90,303			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P002050108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Arlington Court WI002000013P	9/15/10	6/12/10		9/15/12	6/12/12			
College Court WI002000011P	9/15/10	6/12/10		9/15/12	6/12/12			
Hillside Terrace and Addition WI002000001P	9/15/10	6/12/10		9/15/12	6/12/12			
Lapham Park/ Scattered Sites WI002000005P	9/15/10	6/12/10		9/15/12	6/12/12			
Lincoln Court WI002000019P	9/15/10	6/12/10		9/15/12	6/12/12			
Locust Court WI002000015P	9/15/10	6/12/10		9/15/12	6/12/12			
Parklawn WI002000007P	9/15/10	6/12/10		9/15/12	6/12/12			
Westlawn WI002000002P	9/15/10	6/12/10		9/15/12	6/12/12			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P002050108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Central Support/ Community Services WI002009999P	9/15/10	6/12/10		9/15/12	6/12/12			
Scattered Sites WI002000010P		6/12/10			6/12/12			
Scattered Sites WI002000016P		6/12/10			6/12/12			
PHA-Wide	9/15/10	6/12/10		9/15/12	6/12/12			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)2 Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,374,100	1,431,955	1,431,955	1,431,955
3	1408 Management Improvements	1,374,100	624,011	0	0
4	1410 Administration	122,000	715,978	715,978	715,978
5	1411 Audit	10,000	10,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800,000	250,000	67,537	67,537
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,270,000	759,570	569,570	569,570
11	1465.1 Dwelling Equipment—Nonexpendable	0	250,000	0	0
12	1470 Non-dwelling Structures	380,000	0	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,350,000	3,118,262	0	0
20	1502 Contingency	90,303	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,870,503	7,159,776	2,785,040	2,785,040
22	Amount of line 21 Related to LBP Activities	15,000	35,000		
23	Amount of line 21 Related to Section 504 compliance	60,000	60,000		
24	Amount of line 21 Related to Security – Soft Costs	1,244,100	1,185,065		
25	Amount of Line 21 Related to Security – Hard Costs	35,000	35,000		
26	Amount of line 21 Related to Energy Conservation	705,000	1,505,000		

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations PHA-Wide	Operation	1406		1,374,100	1,431,955	1,431,955	1,431,966	completed
Management Improvements PHA-Wide	Security Staff Resident initiatives coordinator/consultant Management improv consultant Resident employment, job training and economic development, including: construction-inspection recycling program youth employment	1408		1,244,100 35,000 15,000 50,000 0 30,000	436,121 50,000 0 42,890 50,000 45,000			
Administration PHA-Wide	Project analyst, construction manager, contract administration, construction management, city attorney, and administrative assistant	1410		122,000	715,978	715,978	715,978	completed
Audit		1411		10,000	10,000	0	0	

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Fees and Costs PHA-Wide	Architectural and engineering fees for design, bidding documents and inspection	1430		800,000	250,000	67,537	67,537	in process
Arlington Court WI002000013P	Penthouse improvements	1460		30,000	30,000			
Hillside Terrace and Addition WI002000001P	Common areas improvements	1460		100,000	0			
Lapham Park/ Scattered Sites WI002000005P	Fire protection improvements	1460		30,000	0			
Lincoln Court WI002000019P	Penthouse improvements	1460		30,000	30,000			
Locust Court WI002000015P	Penthouse improvements	1460		30,000	30,000			
Westlawn WI002000002P	Electrical distribution system	1460		700,000	0			
	Furnace replacement	1460		0	569,570	569,570	569,570	Completed
PHA-Wide	Mitigation of environment hazards	1460		300,000	50,000			

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	ADA/504 Accommodations	1460		50,000	50,000			
PHA-Wide	Trash compactor upgrades	1465.1		0	250,000			
College Court WI002000011P	Garage improvements	1470		30,000	0			
Parklawn WI002000007P	YMCA improvements Community building improvements	1470		100,000 50,000	0 0			
Central Support/ Community Services WI002009999P	Central Support improvements	1470		200,000	0			
Scattered Sites WI002000010P	Remediation and demolition of obsolete units	1485		0	0			
Scattered Sites WI002000016P	Remediation and demolition of obsolete units	1485		0	0			
Relocation Costs		1495.1		100,000	0			
Collateralization or Debt Service		1501		1,350,000	3,118,262			
Contingency		1502		90,303	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P002050108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Arlington Court WI002000013P	9/15/10	6/12/10		9/15/12	6/12/12			
College Court WI002000011P	9/15/10	6/12/10		9/15/12	6/12/12			
Hillside Terrace and Addition WI002000001P	9/15/10	6/12/10		9/15/12	6/12/12			
Lapham Park/ Scattered Sites WI002000005P	9/15/10	6/12/10		9/15/12	6/12/12			
Lincoln Court WI002000019P	9/15/10	6/12/10		9/15/12	6/12/12			
Locust Court WI002000015P	9/15/10	6/12/10		9/15/12	6/12/12			
Parklawn WI002000007P	9/15/10	6/12/10		9/15/12	6/12/12			
Westlawn WI002000002P	9/15/10	6/12/10		9/15/12	6/12/12			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P002050108 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Central Support/ Community Services WI002009999P	9/15/10	6/12/10		9/15/12	6/12/12		
Scattered Sites WI002000010P		6/12/10			6/12/12		
Scattered Sites WI002000016P		6/12/10			6/12/12		
PHA-Wide	9/15/10	6/12/10		9/15/12	6/12/12		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,364,800	1,374,100	1,374,100	1,374,100
3	1408 Management Improvements	1,364,800	1,374,100	1,374,100	545,864
4	1410 Administration	117,431	687,050	687,050	687,050
5	1411 Audit	10,000	10,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800,000	800,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,650,000	1,650,000	2,592	254
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	100,000	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,350,000	780,381	0	0
20	1502 Contingency	94,872	94,872	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,870,573	6,870,503	3,437,842	2,607,268
22	Amount of line 21 Related to LBP Activities	15,000	15,000	0	0
23	Amount of line 21 Related to Section 504 compliance	110,000	110,000	238	0
24	Amount of line 21 Related to Security – Soft Costs	1,244,100	1,374,100	1,374,100	545,864
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	60,000	60,000	238	0

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Management Improvements/Soft Costs	Security Staff Youth services coordinator Resident initiatives Resident initiatives Coordinator/Consultant Resident Employment, Job Training and Economic Development, including: Construction-Inspection Team Recycling Program Youth Employment	1408		1,374,100	1,374,100	1,374,100	545,864	In-process
Operations/PHA-Wide	Operation	1406		1,374,100	1,374,100	1,374,100	1,374,100	completed
Administration/PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Construction Management, City Attorney, and Administrative Assistant	1410		117,431	687,050	687,050	687,050	completed
Audit		1411		10,000	10,000	0	0	
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees for design, bidding documents and inspection	1430		800,000	800,000	0	0	

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Arlington Court WI002000013P	Elevator modernization, elevator control room modifications Façade restoration	1460		150,000	150,000	0	0	
				125,000	125,000	0	0	
College Court WI002000011P	Ceiling replacement	1460		0	0			
Hillside Terrace and Addition WI002000001P	Elevator modernization, elevator control room modifications Facade restoration (highrise)	1460		150,000	150,000	2,337	0	In-process
				75,000	75,000	254	254	
Holton Terrace / Scattered Sites WI002000008P	Facade restoration	1460		75,000	75,000	0	0	
Lincoln Court WI002000019P	Facade restoration	1460		75,000	75,000	0	0	
Locust Court WI002000015P	Elevator modernization, elevator control room modifications Façade restoration	1460		150,000	150,000	0	0	
				125,000	125,000	0	0	
Merrill Park WI002000091P	Facade restoration	1460		75,000	75,000	0	0	
Mitchell Court WI002000017P	Facade restoration	1460		75,000	75,000	0	0	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverview WI002000062P	Elevator modernization, elevator control room modifications Facade restoration	1460		150,000	150,000	0	0	
				75,000	75,000	0	0	
PHA-Wide	Mitigation of environmental hazards	1460		300,000	300,000	0	0	
PHA-Wide	ADA/504 accommodations	1460		50,000	50,000	0	0	
Relocation Costs		1495.1		100,000	100,000	0	0	
Collateralization or Debt Service		1501		1,350,000	780,381	0	0	
Contingency		1502		94,872	94,872	0	0	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P00250107 Replacement Housing Factor No:					Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Arlington Court WI002000013P	9/15/09	09/12/09		9/15/11	9/12/11		
College Court WI002000011P		09/12/09			09/12/11		
Hillside Terrace and Addition WI002000001P	9/15/09	9/12/09		9/15/11	9/12/11		
Holton Terrace / Scattered Sites WI002000008P	9/15/09	9/12/09		9/15/11	9/12/11		
Lincoln Court WI002000019P	9/15/09	9/12/09		9/15/11	9/12/11		
Locust Court WI002000015P	9/15/09	9/12/09		9/15/11	9/12/11		
Merrill Park WI002000091P	9/15/09	9/12/09		9/15/11	9/12/11		
Mitchell Court WI002000017P	9/15/09	9/12/09		9/15/11	9/12/11		
Riverview WI002000062P	9/15/09	9/12/09		9/15/11	9/12/11		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,480,370	1,480,370	1,480,370	1,480,370
3	1408 Management Improvements	2,834,185	1,500,000	1,500,000	1,388,440
4	1410 Administration	740,187	740,187	740,187	511,021
5	1411 Audit	10,000	10,000	10,000	8,588
6	1415 Liquidated Damages				
7	1430 Fees and Costs	346,130	525,973	525,973	440,251
8	1440 Site Acquisition				
9	1450 Site Improvements	0	35,000	35,000	0
10	1460 Dwelling Structures	969,816	1,443,190	1,443,190	995,883
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-Dwelling Structures	0	275,000	275,000	0
13	1475 Nondwelling Equipment	0	810,000	810,000	192,026
14	1485 Demolition	254,535	562,149	562,149	536,361
15	1490 Replacement Reserve	766,646	20,000	20,000	20,000
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2-20)	7,401,869	7,401,869	7,401,869	5,572,839
22	Amount of total grant related to LBP Activity	15,000	16,864	16,864	16,091
23	Amount of total grant related to Section 504 compliance	1,869	44,442	44,442	44,442
24	Amount of total grant related to security soft costs	2,500,000	1,452,000	1,452,000	1,370,440
25	Amount of total grant related to security hard costs	86,000	308,405	308,405	20,905
26	Amount of total grant related to energy conservation	52,000	442,805	442,805	182,588

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations/PHA-Wide	Operation	1406		1,480,370	1,480,370	1,480,370	1,480,370	completed
Management Improvements/ Soft Costs	Security Staff Youth services coordinator Resident initiatives Resident Initiatives Coordinator/Consultant Resident Employment, Job Training and Economic Development, including: Construction-Inspection Team Recycling Program Youth Employment Computer analysis	1408		2,834,185	1,500,000	1,500,000	1,388,440	In-process
Administration/PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Construction Management, City Attorney, Administrative Assistant, Compensation consultant, web design consultant, and outside legal counsel	1410		740,187	740,187	740,187	511,021	In-process
Audit	Audit	1411		10,000	10,000	10,000	8,588	In-process
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees/consultant for design, bidding documents and inspection; Energy audit; Westlawn Master Plan	1430		346,130	525,973	525,973	440,251	In-process
Parklawn WI002000007P	Site improvements, including a new sidewalk to the bus stop	1450		0	35,000	35,000	0	
Becher Court addition WI002000018P	Lightning protection	1460		0	12,000	12,000	0	

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
College Court WI002000011P	Renovation of College Court, including elevator modernization, elevator control room modifications, lightning protection Façade restoration	1460		83,359	95,359	95,359	83,359	In-process
Hillside Terrace WI002000001P	Lightning protection	1460		0	12,000	12,000	0	
Mitchell Court WI002000017P	Lightning protection	1460		0	12,000	12,000	0	
Riverview WI002000062P	Lightning protection	1460		0	12,000	12,000	0	
Westlawn WI002000002P	Furnace replacement	1460		343,980	343,980	343,980	343,980	completed
PHA-Wide	Mitigation of Environmental Hazards	1460		142,510	155,121	155,121	143,657	In-process
PHA-Wide	ADA/504 Accommodations	1460		1,869	2,632	2,632	2,632	completed
PHA-Wide	Implement recommendations from the energy audit	1460		0	200,000	200,000	24,158	In-process
PHA-Wide	Upgrade health and safety features, including card access & camera surveillance systems	1460		0	200,000	200,000	0	
Convent Hill WI39P002003	Construction of public housing units	1460		515,309	398,098	398,098	398,098	completed
PHA-Wide	Improvements to non-dwelling structures, including roof/HVAC replacements and elevator upgrades, as well as improvement that conserve energy or improve health and safety, such as fire alarm systems	1470		0	275,000	275,000	0	
PHA-Wide	Replacement of vehicles to conserve energy	1475		0	350,000	350,000	122,498	In-process

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Computer upgrades	1475		0	380,000	380,000	69,528	In-process
PHA-Wide	Upgrade furnishings/public spaces using art and restored historical artifacts	1475		0	80,000	80,000	0	
PHA-Wide Replacement Reserves		1490		766,646	20,000	20,000	20,000	completed
Convent Hill WI39P002003	Demolition of former highrise	1485		24,653	332,267	332,267	306,479	In-process
Highland Park WI39P002006A	Demolition of obsolete units	1485		229,882	229,882	229,882	229,882	completed

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: WI39R00250108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	70,000	0		
4	1410 Administration	49,200	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,445	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	0		
10	1460 Dwelling Structures	241,382	0		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	45,000	0		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	6,000	0		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	492,027	492,027	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	492,027	492,027	492,027	0
22	Amount of line 21 Related to LBP Activities	2,250	0	0	0
23	Amount of line 21 Related to Section 504 compliance	24,140	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	12,070	0	0	0
26	Amount of line 21 Related to Energy Conservation	24,140	0	0	0

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39R00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Management Improvements	Security Staff Resident Initiatives Coordinator/Consultant Resident Employment, Job Training and Economic Development	1408		70,000	0			
Administration PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Construction Management, City Attorney, and Administrative Assistant	1410		49,200	0			
Fees and Costs	Architectural and engineering fees for design, bidding documents and inspection	1430		30,445	0			
Site Improvements	Site improvements	1450		50,000	0			
Dwelling Structures	Construction of 2 3- bedroom single family homes	1460		241,382	0			
Demolition/Remediation	Demolition/remediation needed to prepare sites	1485		45,000	0			
Relocation	Relocation expenses	1495		6,000				
	Collateralization Or Debt Service	1501		0	492,027	492,027	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program No: WI39P00250108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Administration	6/12/10			6/12/12				
Management Improvements	6/12/10			6/12/12				
Fees & Costs	6/12/10			6/12/12				
Dwelling Structures	6/12/10			6/12/12				
Site Improvements	6/12/10			6/12/12				
Demolition/Remediation	6/12/10			6/12/12				
Relocation	6/12/10			6/12/12				

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WI39R00250208 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	70000	0			
4	1410 Administration (may not exceed 10% of line 21)	49200	0			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30445	0			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	50000	0			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition	45000	0			
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	6000	0			
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WI39R00250208 Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	495416	495,416	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	495416	495416	495,416	0
21	Amount of line 20 Related to LBP Activities	2250	0		
22	Amount of line 20 Related to Section 504 Activities	24500	0		
23	Amount of line 20 Related to Security - Soft Costs	0	0		
24	Amount of line 20 Related to Security - Hard Costs	12250	0		
25	Amount of line 20 Related to Energy Conservation Measures	24500	0		
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: WI39R00250208				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Management Improvements	Security Staff, Resident Initiatives	1408		70000	0			
Administration	Project Analyst, Construction Management	1410		49200	0			
Fees & Costs	Architectural & Engineering Fees	1430		30445	0			
Site Improvements	Site Improvements	1450		50000	0			
Dwelling Structures	Construction of 2-3 bedroom single family homes	1460		244771	0			
Demolition/Remediation	Demolition/remediation	1485		45000	0			
Relocation	Relocation	1495		6000	0			
	Construction financing for Mixed Finance development of 24 Scattered Sites	1501		0	495416	495,416	0	

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WI39R00250107		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	87,423	460	460	460
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	86,963	86,963	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	87,423	87,423	87,423	460
22	Amount of line 21 Related to LBP Activities		0	0	0
23	Amount of line 21 Related to Section 504 compliance		0	0	0
24	Amount of line 21 Related to Security – Soft Costs		0	0	0
25	Amount of Line 21 Related to Security – Hard Costs		0	0	0
26	Amount of line 21 Related to Energy Conservation		0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: WI39R00250207 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	46,726	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	420,529	0		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	467,255	467,255	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	467,255	467,255	467,255	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	42,050	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	21,025	0	0	0
26	Amount of line 21 Related to Energy Conservation	42,050	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,480,370	1,480,370	1,480,370	1,480,370
3	1408 Management Improvements	2,834,185	1,500,000	1,500,000	1,388,440
4	1410 Administration	740,187	740,187	740,187	511,021
5	1411 Audit	10,000	10,000	10,000	8,588
6	1415 Liquidated Damages				
7	1430 Fees and Costs	346,130	525,973	525,973	440,251
8	1440 Site Acquisition				
9	1450 Site Improvements	0	35,000	35,000	0
10	1460 Dwelling Structures	969,816	1,443,190	1,443,190	995,883
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-Dwelling Structures	0	275,000	275,000	0
13	1475 Nondwelling Equipment	0	810,000	810,000	192,026
14	1485 Demolition	254,535	562,149	562,149	536,361
15	1490 Replacement Reserve	766,646	20,000	20,000	20,000
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2-20)	7,401,869	7,401,869	7,401,869	5,572,839
22	Amount of total grant related to LBP Activity	15,000	16,864	16,864	16,091
23	Amount of total grant related to Section 504 compliance	1,869	44,442	44,442	44,442
24	Amount of total grant related to security soft costs	2,500,000	1,452,000	1,452,000	1,370,440
25	Amount of total grant related to security hard costs	86,000	308,405	308,405	20,905
26	Amount of total grant related to energy conservation	52,000	442,805	442,805	182,588

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations/PHA-Wide	Operation	1406		1,480,370	1,480,370	1,480,370	1,480,370	completed
Management Improvements/ Soft Costs	Security Staff Youth services coordinator Resident initiatives Resident Initiatives Coordinator/Consultant Resident Employment, Job Training and Economic Development, including: Construction-Inspection Team Recycling Program Youth Employment Computer analysis	1408		2,834,185	1,500,000	1,500,000	1,388,440	In-process
Administration/PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Construction Management, City Attorney, Administrative Assistant, Compensation consultant, web design consultant, and outside legal counsel	1410		740,187	740,187	740,187	511,021	In-process
Audit	Audit	1411		10,000	10,000	10,000	8,588	In-process
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees/consultant for design, bidding documents and inspection; Energy audit; Westlawn Master Plan	1430		346,130	525,973	525,973	440,251	In-process
Parklawn WI002000007P	Site improvements, including a new sidewalk to the bus stop	1450		0	35,000	35,000	0	
Becher Court addition WI002000018P	Lightning protection	1460		0	12,000	12,000	0	

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
College Court WI002000011P	Renovation of College Court, including elevator modernization, elevator control room modifications, lightning protection Façade restoration	1460		83,359	95,359	95,359	83,359	In-process
Hillside Terrace WI002000001P	Lightning protection	1460		0	12,000	12,000	0	
Mitchell Court WI002000017P	Lightning protection	1460		0	12,000	12,000	0	
Riverview WI002000062P	Lightning protection	1460		0	12,000	12,000	0	
Westlawn WI002000002P	Furnace replacement	1460		343,980	343,980	343,980	343,980	completed
PHA-Wide	Mitigation of Environmental Hazards	1460		142,510	155,121	155,121	143,657	In-process
PHA-Wide	ADA/504 Accommodations	1460		1,869	2,632	2,632	2,632	completed
PHA-Wide	Implement recommendations from the energy audit	1460		0	200,000	200,000	24,158	In-process
PHA-Wide	Upgrade health and safety features, including card access & camera surveillance systems	1460		0	200,000	200,000	0	
Convent Hill WI39P002003	Construction of public housing units	1460		515,309	398,098	398,098	398,098	completed
PHA-Wide	Improvements to non-dwelling structures, including roof/HVAC replacements and elevator upgrades, as well as improvement that conserve energy or improve health and safety, such as fire alarm systems	1470		0	275,000	275,000	0	
PHA-Wide	Replacement of vehicles to conserve energy	1475		0	350,000	350,000	122,498	In-process

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Computer upgrades	1475		0	380,000	380,000	69,528	In-process
PHA-Wide	Upgrade furnishings/public spaces using art and restored historical artifacts	1475		0	80,000	80,000	0	
PHA-Wide Replacement Reserves		1490		766,646	20,000	20,000	20,000	completed
Convent Hill WI39P002003	Demolition of former highrise	1485		24,653	332,267	332,267	306,479	In-process
Highland Park WI39P002006A	Demolition of obsolete units	1485		229,882	229,882	229,882	229,882	completed

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:
Housing Authority of the City of Milwaukee

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: W139R00250206

Federal FY of Grant:
2006

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
	Total Estimated Cost			Total Actual Cost	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	64,954	23,077	23,077	23,077
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (A&E Fees)	40,692	40,692	40,692	40,692
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	380,900	380,900	380,900	380,900
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	41,877	41,877	41,877
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	486,546	486,546	486,546	486,586
22	Amount of line 21 Related to LBP Activities		0	0	0
23	Amount of line 21 Related to Section 504 compliance		38,090	38,090	38,090
24	Amount of line 21 Related to Security – Soft Costs		0	0	0
25	Amount of line 21 Related to Security – Hard Costs		19,045	19,045	19,045
26	Amount of line 21 Related to Energy Conservation Measures		38,090	38,090	38,090

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

PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139R00250206				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration/ PHA-Wide	Project Analyst, Contract Administration, City Attorney, and Administrative Assistant	1410		64,957	23,077	23,077	23,077	completed
Architectural and Engineering Fees PHA-Wide	Architectural and engineering fees for design, bid documents and inspection	1430		40,692	40,692	40,692	40,692	completed
	New construction of 3 public housing units at Convent and 1 3-bedroom Scattered Sites	1460		380,900	380,900	380,900	380,900	completed
	Collateralization or Debt Service Paid by PHA	1501		0	41,877	41,877	0	

**Standard PHA Plan
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

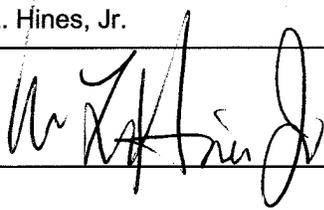
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis -Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Milwaukee
 PHA Name

WI002
 PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴, including Annual Plan for FY 20¹⁰
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

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

Name of Authorized Official	Title
Willie L. Hines, Jr.	PHA Board Chair
Signature	Date
X 	9/22/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Milwaukee

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Antonio M. Perez

Signature

X

Title

Secretary-Executive Director

Date

9/22/09

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Milwaukee

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

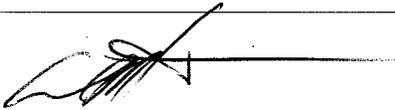
Name of Authorized Official

Antonio M. Perz

Title

Secretary-Executive Director

Signature



Date (mm/dd/yyyy)

10/16/2009

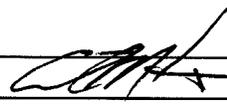
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Dept of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Antonio M. Perez</u> Title: <u>Secretary-Executive Director</u> Telephone No.: <u>414.286.5670</u> Date: <u>10/16/2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Section 11 (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.

The Resident Advisory Board reviewed the sections of the Agency Plan at their August 27, 2009 and September 24, 2009 meetings. When reviewing the goals for 2010, the RAB had concerns about several goals. HACM's intentions on goals to "submit an application to convert public housing units to project based Section 8" and to "submit acquisition plans for developing public housing" could not be sufficiently explained by HACM staff who attended the meeting. The RAB expressed concern and are not supportive of any further loss of public housing units at a time when the need continues to rise. The RAB requested both goals be removed. The RAB also requested that the goal to "develop and implement a Phase II redevelopment plan for the Convent Hill site" include an additional statement that residents be involved in the planning process. With these suggested changes, the RAB voted to approve the Housing Authority's submission of the 2010 Agency Plan. HACM made by suggested changes to the 2010 goals: the two goals were removed that the RAB requested and the Convent Hill goal was amended to include assurance of resident participation in the planning process.