

Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of the amount of assistance available. 12/31/2011

Goal: Continue to work with the city's Neighborhood Stabilization Program to acquire and rehabilitate properties for either rental through the public housing program or homeownership. 12/31/2011

Goal: Submit funding applications for Low Income Housing Tax Credits, the Affordable Housing Program and other sources to support HACM property redevelopment. 12/31/2011

Goal: Pursue development and general contractor opportunities. 12/31/2011

Goal: Submit mixed finance development applications to support the use of other financial resources including use of low income housing tax credits. 12/31/2011

Goal: 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. 12/31/2011

Goal: Continue to implement Asset Based Property Management. 12/31/2011

Goal: Continue partnership with Friends of Housing Corporation to support and complement the Housing Authority's management and development activities. 12/31/2011

Goal: Continue to operate the VA/SRO facility. 12/31/2011

Goal: Continue to lease up all of the Veterans Administration Supportive Housing (VASH) vouchers and apply for 2011 VASH vouchers. 12/31/2011

Goal: Project-base 17 VASH vouchers to support the Veterans Manor project sponsored by the Center for Veterans Issues. 12/31/2011

Goal: Project base VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans. 12/31/2011

Goal: Continue to offer the "Make Your Money Talk" program. Enroll and graduate 30 families. 12/31/2011

Goal: Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2011

Goal: Implement the Westlawn redevelopment plan. Complete the relocation and begin construction. 12/31/2011

Goal: Expend American Recovery and Reinvestment Act (ARRA) funds by the date required. 12/31/2011

Goal: Determine if sufficient resources are available to offer project based Section 8 assistance. 12/31/2011

Goal: Continue to provide staff support to the Supportive Housing Commission. 12/31/2011

Goal: Continue to participate in the City's Continuum of Care. 12/31/2011

Goal: Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2011

Goal: Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability. 12/31/2011

Goal: Apply for grants from all eligible sources of funding to support HACM's functions, community and supportive services and property redevelopment. 12/31/2011

Goal: Consider use of Capital fund and Operating fund reserves and mortgage of properties to leverage financing for redevelopment. 12/31/2011

Goal: 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, Westlawn LLC and Westlawn Development LLC. 12/31/2011

- Goal: Provide support for a 2011 event sponsored by the HACM Resident Advisory Board. 12/31/2011
- Goal: Maintain “High Performer” status under the Section 8 Management Assessment Program and re-gain “High Performer” status under the Public Housing Assessment System. 12/31/2011
- Goal: Review and possibly amend HACM’s Designated Housing Plan. 12/31/2011
- Goal: Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2011
- Goal: Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2011
- Goal: Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2011
- Goal: Submit an application for Moving-to-Work or its successor program. 12/31/2011
- Goal: Secure a line of credit for the development or revitalization of housing. 12/31/2011
- Goal: Submit waiver requests, as needed, to effectively administer and revitalize HACM’s subsidized programs. 12/31/2011
- Goal: Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2011
- Goal: Amend the Designated Housing Plan to add the new Westlawn midrise. 12/31/2011
- Goal: Apply for additional Housing Choice Vouchers to support HACM’s redevelopment activities. 12/31/2011
- Goal: Pursue Community Development Entity certification and apply for New Market Tax Credit allocation. 12/31/2011
- Goal: Evaluate HACM properties or AMP for possible voluntary conversion under the voluntary conversion program of Section 22 of the 1937 Housing Act and 24 CFR 972.

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 2011 grants)		
a) Public Housing Operating Fund (estimate)	9,516,588	
b) Public Housing Capital Fund (estimate)	6,469,089	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	32,336,473	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	67,980	
h) Community Development Block Grant		
i) Recovery Act Capital Funds-Elderly/Persons with Disabilities	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
American Recovery & Reinvestment Grant	6,523,199	
HOPE VI (Scattered Sites)	3,690,374	Scattered Site Redevelopment
CFP 2009	2,461,275	Modernization
ROSS Homeownership Support Services (FY06)	58,914	Homebuyer Counseling
ROSS Family & Homeownership (FY07)	289,496	Homebuyer Counseling
ROSS RSDM (FY05)	0	Supportive Services
ROSS Neighborhood Networks (FY05)	34,172	Supportive Services
ROSS Neighborhood Networks (FY06)	213,331	Supportive Services
ROSS Neighborhood Networks (FY07)	128,695	Supportive Services
ROSS Neighborhood Networks (FY08)	61,009	Supportive Services
3. Public Housing Dwelling Rental Income	11,328,210	Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Section 32 Sales	200,000	Homeownership
Investment	61,018	Operations
Miscellaneous	1,831,237	Operations
5. Non-federal sources (list below)		
HACM-owned Housing	6,705,360	Operations
Investment	61,000	Operations
Miscellaneous	820,950	Operations
Total resources	82,858,370	

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	3987	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	3
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	Veterans Administration Supportive Housing (VASH) – 105 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's original Designated Housing Plan was approved on September 30, 1994, extended February 24, 2000, February 24, 2002, February 3, 2005, February 24, 2006 and April 16, 2008. Due to redevelopment work, as well as changes in the demand for elderly housing in our community, the Housing Authority submitted a new Plan in April 2010. The Plan was approved by HUD June 16, 2010 and is in effect for five years. The following 759 units are designated elderly:

Arlington Court	180 units
Becher Court	120 units
Olga Village	37 units
College Court	126 units
Convent Hill	46 units
Lapham Park	130 units
Merrill Park	60 units
Mitchell Park	60 units

The following 1081 units are designated mixed:

Arlington Court	50 units
College Court	126 units
Merrill Park	60 units
Mitchell Court	40 units
Cherry Court	70 units
Highland Gardens	46 units
Hillside Terrace	49 units
Holton Terrace	120 units
Lincoln Court	110 units
Locust Court	230 units
Riverview	180 units

7. Community Service and Self-Sufficiency.

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

HACM has more than 30 years experience in building innovative and award-winning partnerships with economic development and supportive service agencies. HACM's approach to community and supportive services programming has produced positive results for residents. 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 and 7.2% in 2009. In 2009, Milwaukee reported 6,446 violent crimes and 34,777 property crimes. Homicides decreased significantly from 105 in 2007 to only 71 in 2008 and 72 in 2009.

While crime in Milwaukee, especially violent crime, fell during 2008 and 2009, crime still disproportionately impacts many residents and neighborhoods in the central city of Milwaukee, which include several public housing developments and scattered sites. In 2009, the Housing Authority's Public Safety section responded to 10,161 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 120 complaints about drugs, 24 complaints about gun offenses, 413 for loitering/prowling, and 44 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 2009 the Public Safety Department responded to 10,161 calls for service, including 1,393 building alarms and 1,530 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 over 1,000 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 2009 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; improve and enhance Section 3 opportunities; review and assess ways to improve energy efficiency; strengthen the capacity of HACM staff to expand development and general contracting services.

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 2010 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, Olga Village and Westlawn, with a plan for the modernization of the Lapham Park highrise for which HACM will seek 2011 low income housing tax credits.

(b) Demolition and/or Disposition

HACM has the following applications pending with the Special Applications Center (SAC):
Disposition of three Scat Site units (AMP WI002000010) submitted September 27, 2010;

HACM has the following approved applications:

Demolition of 322 Westlawn units (AMP WI002000002) submitted February 5, 2010;
Disposition 200 units Lapham Park (AMP WI002000005) submitted December 28, 2009;
Demolition/Disposition 100 units Becher Court tower (AMP WI002000018) approved January 28, 2010;
Disposition of 9 Scat Site units (AMP WI002000010) approved March 4, 2010;
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 two units at the Becher Court annex.

(c) Conversion of Public Housing

HACM is assessing the possibility of public housing conversion.

(d) Homeownership

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program dated June 28, 2006 for the sale of 50 units: 25 units from its Scattered Site inventory of units from AMP#WI002000010P, WI002000016P, WI002000060P, WI002000061P and WI002000063P and 25 units that would be newly constructed or acquired for rehabilitation and sale. As of 9/30/2009, 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 exist, 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 Garden 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 and will provide project-based vouchers for 60 units in the Becher Terrace project to be developed in partnership with SunStarr.

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

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

Form 50075.1 for 2011

Attachment A

The following annual reports for open grants is attached:

2010 CFP Annual 6-30-2010	Attachment C
2009 CFP Recovery Grant Annual 6-30-2010	Attachment D
2009 CFP Recovery Competitive Grant Annual 6-30-2010	Attachment E
2009 CFP Annual 6-30-2010	Attachment F
2008 CFP Annual 6-30-2010	Attachment G
2007 CFP Annual 6-30-2010	Attachment H
2006 CFP Annual 6-30-2010	Attachment I
2006 CFP Revision #5	Attachment J
2006 CFP Final	Attachment K
2010 RHF #1 Annual 6-30-2010	Attachment L
2010 RHF #2 Annual 6-30-2010	Attachment M
2009 RHF #1 Annual 6-30-2010	Attachment N
2009 RHF #2 Annual 6-30-2010	Attachment O
2009 RHF #3 Annual 6-30-2010	Attachment P
2009 RHF #4 Annual 6-30-2010	Attachment Q
2008 RHF #1 Annual 6-30-2010	Attachment R
2008 RHF #2 Annual 6-30-2010	Attachment S

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

Form 50075.2 for 2011

Attachment B

8.3 Capital Fund Financing Program (CFFP).

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

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

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

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing (Family)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,891		1,500
Extremely low income <=30% AMI	3,671	94.3%	
Very low income (>30% but <=50% AMI)	198	5.1%	
Low income (>50% but <80% AMI)	22	.6%	
Families with children	2,795	72%	
Near elderly families	287	7.2%	
Elderly families	36	1%	
Single person house-holds	98	2.5%	
Families with Disabilities	675	17.3%	
Race/ethnicity (white) *	238	6.1%	
Race/ethnicity (black) *	3,600	92.5%	
Race/ethnicity (Native American) *	13	.3%	
Race/ethnicity (Asian) *	15	.3%	
Race/ethnicity (Hispanic) *	238	6.1%	
Race/ethnicity (Pacific Islander) *	0	0%	
*Applicants may self-declare multiple races or ethnicity as Hispanic			
Characteristics by Bedroom Size (Public			

Housing Needs of Families on the Waiting List			
Housing Only)			
1 BR	915	23.5%	
2 BR	1,705	43.8%	
3 BR	876	22.5%	
4 BR	326	8.4%	
5 BR	69	1.8%	
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 (14 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/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	1,842		1,200
Extremely low income <=30% AMI	1643	89.2%	
Very low income (>30% but <=50% AMI)	170	9.2%	
Low income (>50% but <80% AMI)	29	1.6%	
Families with children	0	0	
Elderly families	144	7.8%	
Near elderly families	579	31.5%	
Singles	427	23.1%	
Families with Disabilities	692	37.6%	
Race/ethnicity (white) *	244	13.2%	
Race/ethnicity (black) *	1,550	84.1%	
Race/ethnicity (Native American) *	4	.2%	
Race/ethnicity (Asian) *	11	.5%	
Race/ethnicity (Hispanic) *	95	5.1%	
Race/ethnicity (Pacific Islander) *	3	.1%	
* Applicants may self-declare multiple races and ethnicity as Hispanic			
Characteristics by Bedroom			

Housing Needs of Families on the Waiting List			
Size (Public Housing Only)			
1BR	1,829	99.3%	
2 BR	13	.7%	
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	3568		600
Extremely low income <=30% AMI	3068	86%	
Very low income (>30% but <=50% AMI)	499	14%	
Low income (>50% but <80% AMI)			
Families with children	2461	69%	
Elderly families	109		
Families with Disabilities	530	14.8%	
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
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)? 51 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.

Goal: Continue the Section 32 Homeownership Program and sell 10 homes to eligible families. 12/31/2010

Status: Through 8/31/2010, one home has been sold due to the prevailing economic conditions.

Goal: Continue the Section 8(y) Homeownership option and convert 10 households from rental to ownership. 12/31/2010

Status: Through 8/31/2010, 13 families purchased a home through the Section 8(y) program.

Goal: Use "force account labor", which includes the Housing Authority's carpenters, painters, and HVAC technicians to perform work funded through the Capital Fund grant. 12/31/2010

Status: Ongoing.

Goal: Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents. 12/31/2010

Status: HACM continues existing partnerships with other organizations that offer training and employment opportunities, such as Milwaukee Community Service Corps, Wisconsin Regional Training Partnership/Big Step, Milwaukee Area Technical College, Milwaukee Area Workforce Investment Board, and others. There are also new partnerships that have opened up new opportunities for Section 3 residents this year: the Milwaukee Area Workforce Funding Alliance which recently received a "Pathways out of Poverty" grant for a variety of green jobs workforce training and the Milwaukee Job Corps which opened in October 2010.

Goal: Continue to work with new contractors to achieve a goal of 30% new hires being public housing and other Section 3 residents. 12/31/2010

Status: This goal continues to be a challenge, especially as many contractors certify, especially in this economy, that they will not have new hires on construction contracts for HACM.

During 2010, HACM has tried to improve its performance on this goal by working closely with the Wisconsin Housing and Economic Development Agency (WHEDA) to utilize their new Workforce Development Program for two construction projects awarded 2010 tax credits: Olga Village and Westlawn. HACM will work with WHEDA to set hiring goals (specific number of

hires by trade) for the general contractor and subcontractors to meet in hiring local residents from the neighborhood surrounding the project. The General Contractors and HACM will host job fairs for individuals to apply for these training positions. Many of these local residents will also meet Section 3 requirements. HACM is using this as a possible model for future construction jobs to increase the number of Section 3 hires on HUD-funded construction. In addition, HACM continues to use Section 3 contractors wherever possible, such as the moving company doing relocations at our Westlawn development.

Goal: Develop, including acquisition and rehabilitation, market and sell market rate homes including the use of brokers. 12/31/2010

Status: HACM sold one market rate new construction home through 8/31/2010. Economic and housing market conditions throughout the year have significantly impacted buyer interest.

Goal: Develop and implement a Phase II redevelopment plan for the Convent Hill site with resident involvement. 12/31/2010

Status: Due to the current economic conditions, HACM will defer redevelopment of the Convent Hill site to 2011.

Goal: 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

Status: HACM will submit a HOPE VI grant application for Westlawn in November 2010. HUD also published a Choice Neighborhoods NOFA in September 2010. HACM will consider the submission of an application.

Goal: 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

Status: HACM submitted Low Income Housing Tax Credit (LIHTC) applications for Westlawn, Lapham Park and Olga Village. Tax credits were awarded by WHEDA for Westlawn and Olga Village. HACM will submit another application for Lapham Park when credits are available. HACM also submitted an AHP application for Olga Village and Westlawn in September 2010.

Goal: Submit mixed finance development applications to support the use of other financial resources including use of low income housing tax credits. 12/31/2010

Status: A mixed finance application was submitted for Olga Village and an application will be submitted for Westlawn.

Goal: 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

Status: Ongoing.

Goal: Continue to implement Asset Based Property Management. 12/31/2010

Status: HACM submitted the Year 4 Stop Loss as required. A fee-for-service plan was also developed and implemented for COCC Central Maintenance Services.

Goal: Continue partnership with Friends of Housing Corporation (FOH) to support the Housing Authority's development activities. 12/31/2010

Status: FOH is a partner with HACM in the development of Scattered Sites for replacement public housing and homeownership, and will manage the Olga Village development. FOH also submitted an application for HUD 202 funding for a midrise facility at Westlawn but was not selected for funding.

Goal: Continue to operate the VA/SRO facility. 12/31/2010

Status: HACM continued to partner with Hope House and Friends of Housing to operate 13 units of single-room occupancy housing on the campus of the VA Medical Center.

Goal: Complete the lease up of the 2008 and 2009 Veterans Administration Supportive Housing (VASH) vouchers and apply for 2010 VASH vouchers. 12/31/2010

Status: All of the 2008 VASH vouchers and 22 of the 35 2009 vouchers were leased as of 8/31/2010. HACM applied for and received 25 VASH vouchers in response to the 2010 NOFA.

Goal: Project base VASH vouchers to support the development of supportive rental housing for disabled veterans. 12/31/2010

Status: See response to previous goal.

Goal: Continue to offer the "Make Your Money Talk" program. Enroll and graduate 25 families. 12/31/2010

Status: Through June 30, 2010, 32 individuals completed this program. We anticipate that we will have double the outcomes for this goal.

Goal: Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2010

Status: Ten \$2000 scholarships were awarded through 8/31/2010. Additional scholarships will be offered for the fall semester.

Goal: Implement a Westlawn redevelopment plan including the submittal of funding applications, waiver requests, demolition/disposition applications, etc. 12/31/2010

Status: HACM engaged a national firm to develop a master plan for the revitalization of Westlawn, which was approved by the Board. HACM submitted a HOPE VI application in response to the 2009 HUD NOFA but was not selected for funding. A 2010 LIHTC application was submitted and HACM received an allocation of \$73 million to fund the redevelopment of the eastern half of the property. HACM will also submit an application for a HOPE VI grant in response to the 2010 HUD NOFA which is due in November 2010. HACM also submitted an AHP application to support the redevelopment plan.

Goal: Complete the demolition of the Becher Court tower. 6/1/2010

Status: The Becher Court tower demolition was completed and the site prepared for redevelopment.

Goal: Obligate and expend American Recovery and Reinvestment Act (ARRA) funds by the date required. 12/31/2010

Status: All ARRA funds were obligated by the March 17, 2010 deadline. HACM is expending funds within the HUD expenditure deadline.

Goal: Determine if sufficient resources are available to offer project based Section 8 assistance through an RFP process to supportive housing projects. 12/31/2010

Status: HACM did not do a general RFP solicitation for project-based assistance in 2010. An allocation of 35 project-based vouchers has been reserved to support the development of Veterans Manor, a 52 unit supportive housing facility for veterans.

Goal: Continue to provide staff support to the Supportive Housing Commission. 12/31/2010

Status: Ongoing.

Goal: Continue to participate in the City's Continuum of Care. 12/31/2010

Status: HACM's Associate Director served as the CoC co-chair through 9/30/2010.

Goal: Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2010

Status: Ongoing. All MOU's are still active.

Goal: Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability. 12/31/2010

Status: This program continued to be available but no referrals were received through 8/31/2010.

Goal: Apply for grants from all eligible sources of funding to support HACM functions and property redevelopment. 12/31/2010

Status: Ongoing.

Goal: Consider use of Capital fund and Operating fund reserves to leverage financing for redevelopment. 12/31/2010

Status: Ongoing through 8/31/2010, HACM has not utilized either source to leverage financing but will consider this as a future option.

Goal: 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

Status: Ongoing.

Goal: Provide support for a 2010 event sponsored by the HACM Resident Advisory Board. 12/31/2010

Status: In August 2010, the Resident Advisory Board sponsored an appearance by Cincere, a local RAP artist with a strong and positive message for youth.

Goal: Maintain "High Performer" status under the Section 8 Management Assessment Program and re-gain "High Performer" status under the Public Housing Assessment System. 12/31/2010

Status: HACM continues as a "High Performer" under SEMAP and a "Standard Performer" under PHAS.

Goal: Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2010

Status: Ongoing – Applications were submitted for the disposition of scattered sites public housing units and a demolition application was submitted and approved for Westlawn.

Goal: Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2010

Status: The State of Wisconsin is working with the Housing Authority to perform energy audits at Lincoln Court, College Court, Locust Court, Merrill Park, and Riverview. Based on the energy audit at Lincoln Court, the State of Wisconsin issued a contract to upgrade the HVAC system at Lincoln Court. La Casa de Esperanza weatherized units at Parklawn and Townhomes at Carver Park. SDC is considering the possibility of weatherizing units at Hillside Terrace.

Goal: Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2010

Status: HACM will achieve LEED status for the new Olga Village housing development scheduled to begin occupancy in November 2010. Greed roofs will be installed on the Community Services and the Hillside Family Resource Center buildings.

Goal: Submit an application for Moving-to-Work or its successor program. 12/31/2010

Status: HUD did not make additional MTW slots available in 2010.

Goal: Secure a line of credit for the revitalization of public housing. 12/31/2010

Status: Ongoing.

Goal: Complete the construction of the Olga Village development. 12/31/2010

Status: The grand opening of Olga Village is scheduled for November 10, 2010.

Goal: Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2010

Status: Ongoing.

Goal: Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2010

Status: Ongoing. HACM purchased several foreclosed properties during 2010 for sale through HACM's Section 32 Homeownership Program. HACM will also purchase and rehab foreclosed properties within a three mile radius of Westlawn in support of the Westlawn redevelopment programs.

Goal: Submit new Designated Housing Plan 5/1/2010

Status: HUD approved a new Designated Housing Plan on June 16, 2010 which will be effective through June 16, 2015.

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

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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 T

- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Attachment A

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

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.

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: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval:	

Type of Grant
 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	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	1,293,816			
3	1408 Management Improvements	1,293,816			
4	1410 Administration (may not exceed 10% of line 21)	646,909			
5	1411 Audit	10,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000			
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	2000,000			
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						
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 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	624,548				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)		0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	6,469,089				
21	Amount of line 20 Related to LBP Activities	100,000				
22	Amount of line 20 Related to Section 504 Activities	0				
23	Amount of line 20 Related to Security - Soft Costs	1,000,000				
24	Amount of line 20 Related to Security - Hard Costs	0				
25	Amount of line 20 Related to Energy Conservation Measures					
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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Milwaukee					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Arlington Ct/WI002000013	9/15/2012		9/15/2014		
Hillside Tr/WI002000001	9/15/2012		9/15/2014		
Locust Ct/WI002000015	9/15/2012		9/15/2014		
Riverview/WI002000062	9/15/2012		9/15/2014		
PHA Wide	9/15/2012	07/14/2012	9/15/2014	07/14/2014	
Lapham Park/WI002000005P		07/14/2012		07/14/2014	
Westlawn/WI00200002P		07/14/2012		07/14/2014	

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.

Capital Fund Program—Five-Year Action Plan

Attachment B

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

Part I: Summary						
PHA Name/Number Housing Authority of the City of Milwaukee		Locality (City/County & State) Milwaukee/Milwaukee, WI			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY _____ 2011_____	Work Statement for Year 2 FFY _____ 2012_____	Work Statement for Year 3 FFY _____ 2013_____	Work Statement for Year 4 FFY _____ 2014_____	Work Statement for Year 5 FFY _____ 2015_____
B.	Physical Improvements Subtotal	Annual Statement	3,024,548	3,024,548	2,674,548	2,940,548
C.	Management Improvements		1,293,816	1,293,816	1,293,816	1,293,816
D.	PHA-Wide Non-dwelling Structures and Equipment					48,000
E.	Administration		646,909	646,909	646,909	646,909
F.	Other		110,000	110,000	110,000	110,000
G.	Operations		1,293,816	1,293,816	1,293,816	1,293,816
H.	Demolition					36,000
I.	Development					
J.	Capital Fund Financing – Debt Service		100,000	100,000	100,000	100,000
K.	Total CFP Funds		6,469,089	6,469,089	6,469,089	6,469,089
L.	Total Non-CFP Funds					
M.	Grand Total		6,469,089	6,469,089	6,469,089	6,469,089
F.	Other includes:					
	Audit		10,000	10,000	10,000	10,000
	Relocation		100,000	100,000	100,000	100,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	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		270,000	PHA Wide Mitigation of environmental hazards		280,000
Annual	PHA Wide ADA/504 accommodations		50,000	PHA Wide ADA/504 accommodations		50,000
Statement	Becher Ct/ WI002000018 Facade restoration		950,000	Becher Ct/ WI002000018 Substantial modernization of annex		475,000
	Hillside Tr/ WI002000001 Facade restoration (highrise)		475,000	College Ct/ WI002000011 Substantial modernization		475,000
	Mitchell Pk/ WI0020000017 Facade restoration		475,000	Lapham Pk/ WI002000005 Substantial modernization of highrise		475,000
	PHA Wide Force Account Labor (Painters, Carpenters, HVAC Mechanics)		20,000	Westlawn WI002000002 Substantial modernization		475,000
	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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2014</u> FFY <u>2014</u>			Work Statement for Year: <u>2015</u> FFY <u>2015</u>		
	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.)		1,900,000	PHA Wide Mitigation of environmental hazards		300,000
Annual	PHA Wide Mitigation of environmental hazards		260,000	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	College Ct/ WI002000011 site improvements, parking lot and driveway improvements		8,000

Capital Fund Program—Five-Year Action Plan

	PHA Wide Vacant unit repairs(may include force account labor)		10,000	Hillside Tr/ WI002000001 site improvements, parking lot and driveway improvements		456,000
	PHA Wide Architectural and Engineering Fees		650,000	Holton Tr/ WI002000008 site improvements, parking lot and driveway improvements		8,000
	PHA Wide Contingency		124,548	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

Capital Fund Program—Five-Year Action Plan

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				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 area 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		88,000

				replacement, electrical distribution system, interior and exterior lighting, HVAC improvements, domestic water and drain/waste/vent improvements, bathroom mod., kitchen mod., flooring repair and replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, trash compactor improvements		
				Becher Court/ 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,		100,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, substantial modernization of annex, trash compactor improvements, washers/dryers for common laundry rooms, demolition		
				College Ct/ WI002000011 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system improvements, fire protection		92,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof- top mechanical enclosure, trash compactor improvements, garage improvements		
				Hillside Terrace/ WI002000001 common areas improvements, camera surveillance, card access, security system		104,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, trash compactor improvements, Family Resource Center improvements, management		
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				office/maintenance facility improvements		
				Holton Terrace/ 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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration,		88,000

				improvements to roof-top mechanical enclosure, foundation repair, foundation drainage system, exterior painting, building siding, porches/stoops/canopies sewer and water laterals, garage repair/replacement, trash compactor improvements, demolition of obsolete units		
				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		88,000

				water and drain/waste/vent improvements, bathroom modernization, kitchen modernization, flooring repair and replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, driveway and canopy, foundation repair, foundation drainage system, exterior painting, building siding, porches/stoops/canopies sewer and water laterals, garage repair/replacement, trash compactor improvements, demolition of obsolete units		
				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,		92,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof- top mechanical enclosure, first floor renovation, trash compactor improvements		
				Locust Ct/ WI002000015 common areas improvements, camera surveillance, card access, security system hardware, fire alarm/help call system		88,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, façade restoration, improvements to roof-top mechanical enclosure, trash compactor improvements		
				Merrill Pk/ WI002000091 common areas improvements, camera surveillance, card		88,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, trash compactor improvements		
				Mitchell Ct/ WI002000017		92,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof-top mechanical enclosure, 1st floor renovation, trash		
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				compactor improvements		
				Parklawn/WI002000007 common areas improvements, camera surveillance, card access, security system hardware, 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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, foundation repair, foundation drainage system, Family Investment Center improvements, Community building improvements, management office/maintenance facility improvements		76,000

				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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, facade restoration, improvements to roof- top mechanical		88,000
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				enclosure, trash compactor improvements		
				Scattered Sites WI002000010 Demolition of obsolete units		
				Scat Site N&W/ WI002000016 camera surveillance, card access, security system hardware, 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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, foundation repair, foundation drainage system, exterior painting, building and garage siding,		88,000

				porches/stoops/canopies sewer and water laterals, garage repair and replacement, demolition of obsolete units		
				Scat Sites WI002000059 Demolition of obsolete units		
				Scat Site South/ WI002000061 camera surveillance, card access, security system hardware, 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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, foundation repair, foundation drainage system		88,000

				Westlawn/ WI002000002 camera surveillance, card access, security system hardware, 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 replacement, ceiling repair and replacement, interior and exterior door and door hardware, window and window hardware, foundation repair, foundation drainage system, substantial modernization (Hope VI), Silver Spring Neighborhood Center improvements, management office/maintenance facility improvements, demolition		72,000
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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**

	Subtotal of Estimated Cost	3,024,548	Subtotal of Estimated Cost	2,950,548
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: WI39P00250110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	1,358,425	1,293,816			
3	1408 Management Improvements	1,358,425	1,293,816			
4	1410 Administration (may not exceed 10% of line 21)	679,212	646,909			
5	1411 Audit	10,000	10,000			
6	1415 Liquidated Damages					
7	1430 Fees and Costs	800,000	200,000			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	2,250,000	1,000,000			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition		1,500,000			
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	100,000	500,000			
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

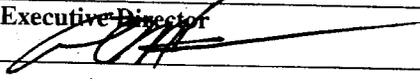
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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						
PHA Name: Housing Authority of the City of Milwaukee		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 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	100,000	24,548			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	136,065	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	6,792,127	6,469,089			
21	Amount of line 20 Related to LBP Activities		15,000			
22	Amount of line 20 Related to Section 504 Activities		25,000			
23	Amount of line 20 Related to Security - Soft Costs	4,406,062	1,000,000			
24	Amount of line 20 Related to Security - Hard Costs	2,250,000	50,000			
25	Amount of line 20 Related to Energy Conservation Measures		100,000			
Signature of Executive Director 		Date 7/07/10		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: WI39P00250110 CFFP (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	1,293,816			
PHA Wide	Management Operations	1408		1,358,425	1,293,816			
PHA Wide	Administration	1410		679,212	646,909			
PHA Wide	Audit	1411		10,000	10,000			
PHA Wide	Fees and Costs	1430		800,000	200,000			
Arlington Ct/WI002000013	elevator modernization, elevator control room modifications	1460		470,000	0			
Hillside Tr/WI002000001	elevator modernization, elevator control room modifications	1460		470,000	0			
Locust Ct/WI002000015	elevator modernization, elevator control room modifications	1460		470,000	0			
Riverview/WI002000062	elevator modernization, elevator control room modifications	1460		460,000	00			
PHA Wide	Implement Recommendations in Energy Audit	1460		10,000	0			
PHA Wide	Mitigation of Environmental Hazards	1460		300,000	0			
PHA Wide	ADA/504 accommodations	1460		50,000	0			
PHA Wide	Force Account Labor	1460		20,000	0			
Lapham Park/WI002000005P	Renovation of the highrise	1460		0	1,000,000			
Westlawn/WI002000002P	Demolition	1485		0	1,500,000			
PHA Wide	Relocation Costs	1495.1		100,000	0			
Westlawn/WI002000002P	Relocation Costs	1495.1		0	500,000			
PHA Wide	Collateralization or Debt Service paid by the PHA	1502		100,000	24,548			
PHA Wide	Contingency	1502		136,065	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, 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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Milwaukee

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lapham Park/WI00200005	7/14/2012		7/14/2014		
Westlawn/WI002000002	7/14/2012		7/14/2014		
PHA Wide	7/14/2012		7/14/2014		

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

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

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010
 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				
4	1410 Administration (may not exceed 10% of line 21)	612,771	1,031,277	1,031,277	94,403
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	970,253	970,253	970,253	354,705
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	6,113,021	5,477,165	5,477,165	551,164
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	0	0		
14	1485 Demolition	450,000	667,350	667,350	483,358
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	2,166,726	2,166,726	2,166,726	0

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: WI39S00250109 (ARRA Grant) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<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: 06-30-2010			<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				
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	10,312,771	1,483,630
21	Amount of line 20 Related to LBP Activities	13,500	13,500		
22	Amount of line 20 Related to Section 504 Activities	772,400	772,400		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	386,200	386,200		
25	Amount of line 20 Related to Energy Conservation Measures	772,400	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.

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 Housing Authority construction/project managers	1410		612,771	1,031,277	1,031,277	94,403	In-process
PHA-Wide	Architectural & Engineering Services (includes Housing Authority staff who provide construction inspection services)	1430		970,253	970,253	970,253	354,705	In-process
WI39P002029 / Becher Court Addition	Substantially modernize the Becher Court Annex, including implementing recommendations in the energy audit (may include force account labor)	1460		0	0			
WI002012 / College Court	Substantially modernize College Court, including implementing recommendations in the energy audit (may include force account labor)	1460		1,000,000	650,000	650,000	2,943	In-process
WI002005 / Lapham Park	Substantially modernize the Lapham Park highrise, including site improvement (may include force account labor)	1460		1,250,000	942,821	942,821	315,688	In-process
WI002002 / Westlawn	Revitalization of Westlawn (may include force account labor)	1460		0	0			
PHA-Wide	Upgrade Trash Compactors (may include force account labor)	1460		400,000	398,475	398,475	232,533	In-process
WI002018 / Becher Ct	Demolition of Becher Court Tower (may include force account labor)	1485		450,000	667,350	667,350	483,358	In-process
WI002018 / Becher Ct	Becher Court Replacement Housing (Olga Village)	1499		950,000	2,166,726	2,166,726	0	
PHA-Wide	Replace obsolete vehicles w/ new and/or more energy efficient transportation	1475		0	0			
WI002003 / Convent	Site improvements on the former site of	1450		0	0			

Hill	the Convent Hill highrise (may include force account labor)							
PHA-Wide	Lightning protection at highrises	1460		0	0			
PHA-Wide	Upgrade card access/camera surveillance (may include force account labor)	1475		0	0			
PHA-Wide	Improve/repair facades at highrises (may include force account labor)	1460		155,774	178,622	178,622	0	
PHA-Wide	Upgrade HVAC in highrises (may include force account labor)	1460		0	0			
PHA-Wide	Upgrade HVAC in non-dwelling structures (may include force account labor)	1470		0	0			
PHA-Wide	Vacant Unit Repairs (may include force account labor)	1460		0	0			
WI002018 / Becher Ct	Construction financing for Olga Village	1460	0	3,307,247	3,307,247	3,307,247	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, 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:		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

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

Part I: Summary	PHA Name: Housing Authority of the City of Milwaukee PO Box 324 Milwaukee WI, 53201	Grant Type and Number Capital Fund Program Grant No: WI00200000509E Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010 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	1,396,900			
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)	793,800		793,800	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000		398,322	398,322
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	6,644,200		222,680	38,222
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.

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 PO Box 324 Milwaukee WI, 53201	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	7,938,000		1,414,801	436,544
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	7,938,000			
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		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 PO Box 324 Milwaukee WI, 53201			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI002000005P/ Lapham Park	The Housing Authority will provide administrative and financial monitoring of this grant, including report preparation, project management, inspection of work in progress, preparation and monitoring of contracts (including wage compliance) and clerical support.	1410		793,800		793,800	0	
WI002000005P/ Lapham Park	Architectural and Engineering services: The Housing Authority will contract for Architectural and Engineering services, which include environmental services, development of plans and specifications, preparation of bid documents, construction inspection, approval of contractor payments, preparation of punchlists, and approval of construction completion.	1430		500,000		398,322	398,322	In-process
WI002000005P/ Lapham Park	The Housing Authority will modify 113 dwelling units to meet the UFAS requirements. These modifications for the mobility impaired will require abatement, demolition and reconfiguration of the apartments, including installation of 36" interior doors, renovation of the kitchen and bathrooms, 5-foot turning radius , hand rails on both sides of common	1460	113 dwelling units accessible for mobility impaired 4 units	6,644,200		222,680	38,222	In-process

	hallways, automatic door openers at the main entrances, front-loading washers and dryers, and the installation of a canopy at the front entrance. Modifications for the visual and hearing-impaired include audible thermostats, strobes & horns for fire and smoke alarms, and visual alarms for phones.		accessible for visual impaired 2 units accessible for hearing impaired					

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.

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WI002000005P Lapham Park	9/28/10		9/28/12		

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

Part I: Summary		
PHA Name: Housing Authority of the City of Milwaukee	Grant Type and Number Capital Fund Program Grant No: WI39P00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/15/09	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010 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	1,358,425	1,358,425	1,358,425	1,358,425
3	1408 Management Improvements	20,000	643,657	643,657	0
4	1410 Administration (may not exceed 10% of line 21)	679,212	679,212	679,212	679,212
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	150,000	128,725	3,725
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	0	2,440,000	0	0
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.

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: WI3900250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 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	\$4,734,490	1,520,833	1,520,833	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	4,330,852	3,562,195
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		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: WI39P00250109 CFFP (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	1,358,425	1,358,425	completed
Management Improvements PHA-Wide	Management Improvements include security stctivities 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	643,667	0	
Administration PHA-Wide	Administration includes Project analyst, construction management, contract administration, city attorney, and administrative assistant	1410		679,212	679,212	679,212	679,212	completed
WI002000018	Construction financing for the development of Olga Village, which will replace 37 units at Becher Cour	1501		4,734,490	1,520,833	1,520,833	1,520,833	completed
WI002000013 Arlington Court	Upgrade elevators	1460		0	610,000	0	0	
WI002000001P Hillside Terrace	Upgrade elevators	1460		0	610,000	0	0	
WI002000015 Locust Court	Upgrade elevators	1460		0	610,000	0	0	
WI0020000062P Riverview	Upgrad elevators	1460		0	610,000	0	0	
PHA-Wide	Architectural & Engineering Servkces (includes Housing Authority staff who provide construction inspection services)	1430		0	150,000	128,725	3,725	In-process

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

² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Milwaukee					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	9/14/2011		9/14/2013		
PHA-Wide Management Improvements	9/14/2011		9/14/2013		
PHA-Wide Administration	9/14/2011		9/14/2013		
WI002000018	9/14/2011		9/14/2013		
WI002000013 Arlington Court	9/14/2011		9/14/2013		
WI002000001P Hillside Terrace	9/14/2011		9/14/2013		
WI002000015 Locust Court	9/14/2011		9/14/2013		

WI0020000062P Riverview	9/14/2011		9/14/2013		

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 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:) Performance and Evaluation Report for Period Ending: 06/30/2010 <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	1,431,955	1,431,955	1,431,955	1,431,955
3	1408 Management Improvements	624,011	568,239	568,239	568,239
4	1410 Administration	715,978	715,978	715,978	715,978
5	1411 Audit	10,000	10,000	10,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000	743,422	743,422	536,077
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	759,570	571,920	571,920	571,920
11	1465.1 Dwelling Equipment—Nonexpendable	250,000	0	0	0
12	1470 Non-dwelling Structures	0	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	0	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service (construction financing)	3,118,262	3,118,262	3,118,262	3,118,262
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	7,159,776	7,159,776	7,159,776	6,942,431
22	Amount of line 21 Related to LBP Activities	35,000	0		
23	Amount of line 21 Related to Section 504 compliance	60,000	2,350		
24	Amount of line 21 Related to Security – Soft Costs	1,185,065	568,239		
25	Amount of Line 21 Related to Security – Hard Costs	35,000	10,000		
26	Amount of line 21 Related to Energy Conservation	1,505,000	569,570		

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	1,431,955	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		436,121 50,000 0 42,890 50,000 45,000	568,239 0 0 0 0 0	568,239	568,239	completed
Administration PHA-Wide	Project analyst, construction manager, contract administration, construction management, city attorney, and administrative assistant	1410		715,978	715,978	715,978	715,978	completed
Audit		1411		10,000	10,000	10,000	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: 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		250,000	743,422	743,422	536,077	in process
Arlington Court WI002000013P	Penthouse improvements	1460		30,000	0			
Hillside Terrace and Addition WI002000001P	Common areas improvements	1460		0	0			
Lapham Park/ Scattered Sites WI002000005P	Fire protection improvements	1460		0	0			
Lincoln Court WI002000019P	Penthouse improvements	1460		30,000	0			
Locust Court WI002000015P	Penthouse improvements	1460		30,000	0			
Westlawn WI002000002P	Electrical distribution system	1460		0	0			
	Furnace replacement	1460		569,570	569,570	569,570	569,570	Completed
PHA-Wide	Mitigation of environment hazards	1460		50,000	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: 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	2,350	2,350	2,350	completed
PHA-Wide	Trash compactor upgrades	1465.1		250,000	0			
College Court WI002000011P	Garage improvements	1470		0	0			
Parklawn WI002000007P	YMCA improvements Community building improvements	1470		0 0	0			
Central Support/ Community Services WI002009999P	Central Support improvements	1470		0	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		0	0			
Collateralization or Debt Service (construction financing)		1501		3,118,262	3,118,262	3,118,262	3,118,262	completed
Contingency		1502		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: 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: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-10 <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	1,374,100
4	1410 Administration	117,431	687,050	687,050	687,050
5	1411 Audit	10,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800,000	120,662	120,662	60,160
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,650,000	3,314,591	3,314,591	1,772,385
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	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,350,000	0	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	6,870,503	5,267,785
22	Amount of line 21 Related to LBP Activities	15,000	15,000		
23	Amount of line 21 Related to Section 504 compliance	110,000	110,000		
24	Amount of line 21 Related to Security – Soft Costs	1,244,100	1,244,100		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	60,000	60,000		

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: 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	1,374,100	Completed
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	0	0	0	
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees for design, bidding documents and inspection	1430		800,000	120,662	120,662	60,160	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: 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		150,000 125,000	0 0	0 0	0 0	
College Court WI002000011P	Façade Restoration	1460		0	1,458,000	1,458,000	1,392,990	In-process
Hillside Terrace and Addition WI002000001P	Elevator modernization, elevator control room modifications Facade restoration (highrise)	1460		150,000 75,000	2,337 254	2,337 254	0 254	In-process Completed
Holton Terrace / Scattered Sites WI002000008P	Facade restoration	1460		75,000	0	0	0	
Lapham Park WI002000005P	Facade restoration	1460		75,000	1,854,000	1,854,000	379,141	In-process
Locust Court WI002000015P	Elevator modernization, elevator control room modifications Façade restoration	1460		150,000 125,000	0 0	0 0	0 0	
Merrill Park WI002000091P	Facade restoration	1460		75,000	0	0	0	
Mitchell Court WI002000017P	Facade restoration	1460		75,000	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: 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	0	0	0	
				75,000	0	0	0	
PHA-Wide	Mitigation of environmental hazards	1460		300,000	0	0	0	
PHA-Wide	ADA/504 accommodations	1460		50,000	0	0	0	
Relocation Costs		1495.1		100,000	0	0	0	
Collateralization or Debt Service		1501		1,350,000	0	0	0	
Contingency		1502		94,872	0	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: 06-30-10 <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	1,490,934	1,490,934	1,490,934
4	1410 Administration	740,187	740,187	740,187	740,187
5	1411 Audit	10,000	8,588	8,588	8,588
6	1415 Liquidated Damages				
7	1430 Fees and Costs	525,973	672,694	672,694	672,694
8	1440 Site Acquisition				
9	1450 Site Improvements	35,000	3,500	3,500	3,500
10	1460 Dwelling Structures	1,443,190	1,649,009	1,649,009	1,636,870
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-Dwelling Structures	275,000	214,980	214,980	139,100
13	1475 Nondwelling Equipment	810,000	557,255	557,255	557,255
14	1485 Demolition	562,149	564,352	564,352	564,352
15	1490 Replacement Reserve	20,000	20,000	20,000	20,000
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	7,401,869	7,401,869	7,401,869	7,313,850
22	Amount of total grant related to LBP Activity	15,000	15,000	15,000	15,000
23	Amount of total grant related to Section 504 compliance	2,632	2,632	2,632	2,632
24	Amount of total grant related to security soft costs	2,500,000	2,500,000	2,500,000	2,500,000
25	Amount of total grant related to security hard costs	100,000	100,000	100,000	100,000
26	Amount of total grant related to energy conservation	633,359	633,359	633,359	633,359

**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	1408		1,461,066	1,452,000	1,452,000	1,452,000	completed
	Youth services coordinator							
	Resident initiatives	1408		18,000	18,000	18,000	18,000	completed
	Resident Initiatives Coordinator/Consultant							
	Resident Employment, Job Training and Economic Development, including: Construction-Inspection Team Recycling Program Youth Employment Computer analysis	1408		20,934	20,934	20,934	20,934	completed
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	740,187	completed
Audit	Audit	1411		10,000	8,588	8,588	8,588	completed
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees/consultant for design, bidding documents and inspection; Energy audit; Westlawn Master Plan	1430		525,973	672,694	672,694	672,694	completed
Parklawn WI002000007P	Site improvements, including a new sidewalk to the bus stop	1450		35,000	3,500	3,500	3,500	completed
Becher Court addition WI002000018P	Lightning protection	1460		12,000	12,006	12,006	12,006	completed

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		95,359	98,842	98,842	98,842	completed
Hillside Terrace WI002000001P	Lightning protection	1460		12,000	17,721	17,721	17,721	completed
Mitchell Court WI002000017P	Lightning protection	1460		12,000	9,548	9,548	9,548	completed
Riverview WI002000062P	Lightning protection	1460		12,000	15,130	15,130	15,130	completed
Westlawn WI002000002P	Furnace replacement	1460		343,980	343,980	343,980	343,980	completed
PHA-Wide	Mitigation of Environmental Hazards	1460		155,121	161,691	161,691	161,691	completed
PHA-Wide	ADA/504 Accommodations	1460		2,632	2,632	2,632	2,632	completed
PHA-Wide	Implement recommendations from the energy audit	1460		200,000	0	0	0	
PHA-Wide	Upgrade health and safety features, including card access & camera surveillance systems	1460		200,000	589,361	589,361	577,255	In-process
Convent Hill WI39P002003	Construction of public housing units	1460		398,098	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		275,000	214,980	214,980	139,100	In-process
PHA-Wide	Replacement of vehicles to conserve energy	1475		350,000	333,209	333,209	333,209	completed

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		380,000	224,046	224,046	224,046	completed
PHA-Wide	Upgrade furnishings/public spaces using art and restored historical artifacts	1475		80,000	0	0	0	
PHA-Wide Replacement Reserves		1490		20,000	20,000	20,000	20,000	completed
Convent Hill WI39P002003	Demolition of former highrise	1485		332,267	329,612	329,612	329,612	completed
Highland Park WI39P002006A	Demolition of obsolete units	1485		229,882	234,740	234,740	234,740	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: 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 checked="" type="checkbox"/> Revised Annual Statement (revision no:) 5 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-07 <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	1,500,000	1,490,934	1,490,934	1,490,934
4	1410 Administration	740,187	740,187	740,187	740,187
5	1411 Audit	10,000	8,588	8,588	8,588
6	1415 Liquidated Damages				
7	1430 Fees and Costs	525,973	672,694	672,694	672,694
8	1440 Site Acquisition				
9	1450 Site Improvements	35,000	3,500	3,500	3,500
10	1460 Dwelling Structures	1,443,190	1,649,009	1,649,009	1,636,873
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-Dwelling Structures	275,000	214,980	214,980	139,100
13	1475 Nondwelling Equipment	810,000	557,255	557,255	557,255
14	1485 Demolition	562,149	564,352	564,352	564,352
15	1490 Replacement Reserve	20,000	20,000	20,000	20,000
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	7,401,869	7,401,869	7,401,869	7,313,848
22	Amount of total grant related to LBP Activity	15,000	15,000	15,000	15,000
23	Amount of total grant related to Section 504 compliance	2,632	2,632	2,632	2,632
24	Amount of total grant related to security soft costs	2,500,000	2,500,000	2,500,000	2,500,000
25	Amount of total grant related to security hard costs	100,000	100,000	100,000	100,000
26	Amount of total grant related to energy conservation	633,359	633,359	633,359	633,359

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	
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		1,500,000	1,490,934	1,490,934	1,490,934	
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	740,187	
Audit	Audit	1411		10,000	8,588	8,588	8,588	
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees/consultant for design, bidding documents and inspection; Energy audit; Westlawn Master Plan	1430		525,973	672,694	672,694	672,694	
Parklawn WI002000007P	Site improvements, including a new sidewalk to the bus stop	1450		35,000	3,500	3,500	3,500	
Becher Court addition WI002000018P	Lightning protection	1460		12,000	12,006	12,006	12,006	

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		95,359	98,842	98,842	98,842	
Hillside Terrace WI002000001P	Lightning protection	1460		12,000	17,721	17,721	17,721	
Mitchell Court WI002000017P	Lightning protection	1460		12,000	9,548	9,548	9,548	
Riverview WI002000062P	Lightning protection	1460		12,000	15,130	15,130	15,130	
Westlawn WI002000002P	Furnace replacement	1460		343,980	343,980	343,980	343,980	
PHA-Wide	Mitigation of Environmental Hazards	1460		155,121	161,691	0	0	
PHA-Wide	ADA/504 Accommodations	1460		2,632	2,632	2,632	2,632	
PHA-Wide	Implement recommendations from the energy audit	1460		200,000	0	0	0	
PHA-Wide	Upgrade health and safety features, including card access & camera surveillance systems	1460		200,000	589,361	589,361	577,255	
Convent Hill WI39P002003	Construction of public housing units	1460		398,098	398,098	398,098	398,098	
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		275,000	214,980	214,980	139,100	
PHA-Wide	Replacement of vehicles to conserve energy	1475		350,000	333,209	333,209	333,209	

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		380,000	224,046	224,046	224,046	
PHA-Wide	Upgrade furnishings/public spaces using art and restored historical artifacts	1475		80,000	0	0	0	
PHA-Wide Replacement Reserves		1490		20,000	20,000	20,000	20,000	
Convent Hill WI39P002003	Demolition of former highrise	1485		332,267	329,612	329,612	329,612	
Highland Park WI39P002006A	Demolition of obsolete units	1485		229,882	234,740	234,740	234,740	

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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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	1,500,000	1,490,934	1,490,934	1,490,934
4	1410 Administration	740,187	740,187	740,187	740,187
5	1411 Audit	10,000	8,588	8,588	8,588
6	1415 Liquidated Damages				
7	1430 Fees and Costs	525,973	672,694	672,694	672,694
8	1440 Site Acquisition				
9	1450 Site Improvements	35,000	3,500	3,500	3,500
10	1460 Dwelling Structures	1,443,190	1,649,009	1,649,009	1,649,009
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-Dwelling Structures	275,000	214,980	214,980	214,980
13	1475 Nondwelling Equipment	810,000	557,255	557,255	557,255
14	1485 Demolition	562,149	564,352	564,352	564,352
15	1490 Replacement Reserve	20,000	20,000	20,000	20,000
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	7,401,869	7,401,869	7,401,869	7,401,869
22	Amount of total grant related to LBP Activity	15,000	15,000	15,000	15,000
23	Amount of total grant related to Section 504 compliance	2,632	2,632	2,632	2,632
24	Amount of total grant related to security soft costs	2,500,000	2,500,000	2,500,000	2,500,000
25	Amount of total grant related to security hard costs	100,000	100,000	100,000	100,000
26	Amount of total grant related to energy conservation	633,359	633,359	633,359	633,359

**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	1408		1,500,000	1,452,000	1,452,000	1,452,000	completed
	Youth services coordinator							
	Resident initiatives	1408			18,000	18,000	18,000	completed
	Resident Initiatives Coordinator/Consultant							
	Resident Employment, Job Training and Economic Development, including: Construction-Inspection Team Recycling Program Youth Employment Computer analysis	1408			20,934	20,934	20,934	completed
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	740,187	completed
Audit	Audit	1411		10,000	8,588	8,588	8,588	completed
Architectural and Engineering Fees/PHA-Wide	Architectural and engineering fees/consultant for design, bidding documents and inspection; Energy audit; Westlawn Master Plan	1430		525,973	672,694	672,694	672,694	completed
Parklawn WI002000007P	Site improvements, including a new sidewalk to the bus stop	1450		35,000	3,500	3,500	3,500	completed
Becher Court addition WI002000018P	Lightning protection	1460		12,000	12,006	12,006	12,006	completed

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		95,359	98,842	98,842	98,842	completed
Hillside Terrace WI002000001P	Lightning protection	1460		12,000	17,721	17,721	17,721	completed
Mitchell Court WI002000017P	Lightning protection	1460		12,000	9,548	9,548	9,548	completed
Riverview WI002000062P	Lightning protection	1460		12,000	15,130	15,130	15,130	completed
Westlawn WI002000002P	Furnace replacement	1460		343,980	343,980	343,980	343,980	completed
PHA-Wide	Mitigation of Environmental Hazards	1460		155,121	161,691	161,691	161,691	completed
PHA-Wide	ADA/504 Accommodations	1460		2,632	2,632	2,632	2,632	completed
PHA-Wide	Implement recommendations from the energy audit	1460		200,000	0	0	0	
PHA-Wide	Upgrade health and safety features, including card access & camera surveillance systems	1460		200,000	589,361	589,361	589,361	completed
Convent Hill WI39P002003	Construction of public housing units	1460		398,098	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		275,000	214,980	214,980	214,980	completed
PHA-Wide	Replacement of vehicles to conserve energy	1475		350,000	333,209	333,209	333,209	completed

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		380,000	224,046	224,046	224,046	completed
PHA-Wide	Upgrade furnishings/public spaces using art and restored historical artifacts	1475		80,000	0	0	0	
PHA-Wide Replacement Reserves		1490		20,000	20,000	20,000	20,000	completed
Convent Hill WI39P002003	Demolition of former highrise	1485		332,267	329,612	329,612	329,612	completed
Highland Park WI39P002006A	Demolition of obsolete units	1485		229,882	234,740	234,740	234,740	completed

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: WI39R00250110 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 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	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				
4	1410 Administration (may not exceed 10% of line 21)	90,283			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	712,546			
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.

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: WI39R00250110 Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$902,829				
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		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 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: WI39R00250210 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 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	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				
4	1410 Administration (may not exceed 10% of line 21)	45,680			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	311,123			
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.

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: WI39R00250210 Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$456,803			
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		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

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: WI39R00250109 Date of CFFP: 09/15/09	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010 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				
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.

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: WI39R00250109 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	633,687		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		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	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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 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: WI39R00250209 Date of CFFP: 09/15/09	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010 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				
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				

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 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: WI39R00250209 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<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: 06-30-2010				<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	252,069		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		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	Signature of Public Housing Director		

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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: CFFP (Yes/ No): Replacement Housing Factor Grant No: WI39R00250209			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	
WI002000018	Construction financing for the development of Olga Village, which will replace 37units at Becher Court	1501		252,069	0	252,069		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 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: WI39R00250309 Date of CFFP: 04/02/2010			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <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: 06-30-2010 <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					
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	29,344		0	0	
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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 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: WI39R00250309 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<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: 06-30-2010				<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					
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)	29,344		0	0	
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	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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 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: WI39R00250409 Date of CFFP: 04/02/2010	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06-30-2010 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				
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	309,066		0	0
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				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 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: WI39R00250409 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <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: 06-30-2010 <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					
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)	309,066		0	0	
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	Signature of Public Housing Director		

¹ To be completed for the Performance and Evaluation Report.

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

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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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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	492,027
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	492,027	492,027	492,027	492,027
22	Amount of line 21 Related to LBP Activities		2,250	0	0
23	Amount of line 21 Related to Section 504 compliance		24,140	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		12,070	0	0
26	Amount of line 21 Related to Energy Conservation		24,140	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	492,027	

**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

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:
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Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending:
 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				

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 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	495,416	
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	495,416	
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		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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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	495,416	

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.

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 July 29th, August 26th and September 23, 2010 meetings. There are a number of new members on the RAB Board that were new to the process of reviewing the Agency Plan documents. Staff provided explained the process and answered any questions. There were otherwise no changes made to the Plan as a result of suggestions from RAB members. The RAB voted to approve the Housing Authority's submission of the 2011 Agency Plan at the September 23, 2010 meeting.