

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

## Streamlined Annual Plan for Fiscal Year 2006

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Milwaukee **PHA Number:**  
 WI002

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2006

**PHA Programs Administered:**

- Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units:     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units:

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
 (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

All development offices and resident organizations have a copy of Agency Plan.  
 Supporting documents are available at the main administrative office.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

#### A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
Provide decent/quality, safe and affordable housing with transition options for those who desire them. "Transition option" is defined as the opportunity for residents to self-determine their interest in, and have access to, housing options that support long-term self-sufficiency.

#### B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) 90
  - Improve voucher management: (SEMAP score) 100

- Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists: (for units developed with FY2005 HOPE VI funds)
  - Convert public housing to vouchers:
  - Other: (list below)
- Develop new units for homeownership

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or

- families with disabilities.
- Other: (list below)  
Enroll additional families in the "Make Your Money Talk" program.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- Sell 20 public housing units under the Section 5(h) homeownership program. 12/31/06
- Convert 20 Section 8 clients to homeownership under the Section 8(y) homeownership option. 12/31/06
- Continue the Highland HOPE VI redevelopment project including on-site rental and homeownership unit construction. 12/31/07
- Continue the Scattered Sites HOPE VI redevelopment program including the demolition of existing units and construction of new single-family homes. 12/31/07
- Complete construction of new Cherry Court facility. 12/31/06
- Continue the operation of the VA SRO facility. 12/31/06
- Enroll and graduate 20 families from the "Make Your Money Talk" program. 12/31/06
- Provide 30 educational scholarships. 12/31/06
- Submit funding applications, including application for HOME funds to develop public housing rental units in conjunction with HOPE VI funds, regulatory waiver requests including a request for project-based Section 8 authority and related program applications necessary to support the revitalization of public housing, including Convent Hill. 12/31/06
- Implement a plan to comply with the asset repositioning requirements of HUD's Operating Fund Rule. 12/31/06
- Continue to monitor strategies implemented to adjust HACM's Section 8 tenant-based Housing Choice Voucher Program utilization to respond to HUD funding policy. 12/31/06
- Continue partnerships and MOA's with, and provide appropriate admissions preferences for clients referred to HACM's Section 8 Housing Choice Voucher Program by, META House, The Salvation Army, the Milwaukee Community Services Corps, Milwaukee Public Schools, the Ellsworth Project, Milwaukee Jobs Initiative and the YWCA. 12/31/06

- Continue partnerships and MOA's with, and provide appropriate admissions preferences for low-income public housing for clients referred by local organizations in conjunction with the Second Chance Program. 12/31/06
- Continue partnerships with the Dominican Sisters and ACTS for the conversion of obsolete scattered sites public housing units to homeownership. 12/31/06
- Continue to participate in the city's Continuum of Care. 12/31/06
- Maintain "High Performer" status under HUD's public housing and Section 8 program assessment systems. 12/31/06
- Consider policy recommendations related to providing domestic violence preferences for the public housing and Section 8 HCV programs. 12/31/06
- Apply for grants from all potential funding sources to support HACM's public safety, resident education and resident employment programs. 12/31/06
- Establish replacement reserves to support the revitalization of public housing. 12/31/06
- Leverage the Housing Authority's Capital Fund based on the analysis of needs, to support HACM's portfolio improvement and asset repositioning goals. 12/31/06
- Allocate 38 Section 8 Housing Choice Vouchers for Project Based Assistance to support the Convent Hill redevelopment project.
- 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 and the Carver Park LLC. 12/31/06
- Develop a mixed finance redevelopment plan for Westlawn and apply for appropriate resources including the Hope VI revitalization grants and Low Income Housing Tax Credits. 12/31/06
- Submit an application to HUD for authorization to sell 50 additional public housing units and convert HACM's existing Section 5(h) program to a Section 32 Homeownership program. 12/31/06
- Establish an Endowment Fund for Highland Park HOPE VI families and Scattered Sites families. 12/31/06
- Actively participate in the West Side Plan, Northeast Side Plan and Northwest Side Plan for the City of Milwaukee and develop/implement revitalization plans for public housing in these neighborhoods. 12/31/06
- Provide leadership training for members of the Resident Organizations and Resident Councils. 12/31/06
- Designate one member of the Resident Advisory Board to assist HACM staff in reviewing applicants for academic scholarships. 12/31/06

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
  - Admissions and Continued Occupancy Policy **ATTACHMENT A**
  - Section 8 Administrative Plan **ATTACHMENT B**
  - CFP One-Five Year Plan **ATTACHMENT C**
  - 2004 CFP Annual Report 6-30-05 **ATTACHMENT D**
  - 2003 CFP Annual Report 6-30-05 **ATTACHMENT E**
  - 2004 RHF Annual Report 6-30-05 **ATTACHMENT F**
  - Organizational Chart **ATTACHMENT G**
  - Agency Plan Resolution **ATTACHMENT H**
  - Public Hearing Notice and Comments **ATTACHMENT I**
  - Resident Advisory Board membership, agendas, minutes **ATTACHMENT O,P,Q,R&S**

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

**ATTACHMENT J**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; ATTACHMENT K**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace; (NO LONGER REQUIRED)**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**ATTACHMENT L**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities. ATTACHMENT M**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	7,168,818 (estimate)	Operations
b) Public Housing Capital Fund	7,833,037 (estimate)	
c) Annual Contributions for Section 8 Tenant-Based Assistance	28,663,754	Section 8 Housing Assistance Payments and Administration
d) Community Development Block Grant	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI (Highland Park)	3,610,139	Highland redevelopment
HOPE VI (Scattered Sites)	19,333,957	Scattered Sites Redevelopment
Public Housing Capital Fund (FY03)	1,952,830	
Public Housing Capital Fund (FY04)	3,131,695	
Public Housing Capital Fund (FY05)	5,372,358	
Replacement Housing Factor Funds (FY 04)	619,222	Public Housing Replacement
Replacement Housing Factor Funds (FY 05)	234,290	Public Housing Replacement
ROSS Homeownership Support Services (FY02)	342,301	Homebuyer Counseling
ROSS Homeownership Support Services (FY03)	334,009	Homebuyer Counseling



<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
ROSS Homeownership Support Services (FY04)	350,000	Homebuyer Counseling
ROSS RSDM (FY 02)	46,417	PH Supportive Services
ROSS RSDM (FY 03)	253,433	PH Supportive Services
ROSS RSDM (FY 04)	350,000	PH Supportive Services
ROSS Neighborhood Networks (FY02)	22,478	PH Supportive Services
ROSS Neighborhood Networks (FY03)	206,511	PH Supportive Services
ROSS Neighborhood Networks (FY04)	200,000	PH Supportive Services
HOPE VI Neighborhood Networks (FY03)	250,000	Cherry Court
Public Housing FSS (FY 04)	63,000	PH Supportive Services
Dept of Agriculture, Food Stamp Outreach	116,458	PH Supportive Services
Drug Free Communities	24,577	Public Housing Public Safety
Homeland Security	29,471	Public Housing Public Safety
Continuum of Care	572,500	Single Room Occupancy facility
<b>3. Public Housing Dwelling Rental Income (estimate)</b>	<b>11,138,960</b>	
<b>4. Other income (list below)</b>		
Section 5(h) Sales	600,000 (estimate)	Homeownership
LIHTC	825,000	Cherry Court Redevelopment
LIHTC	670,100	Convent Hill Redevelopment
Investment	55,000 (FY05)	Operations
Miscellaneous	441,380 (FY 05)	Operations
<b>4. Non-federal sources (list below)</b>		
HACM-owned Housing	5,320,790	Operations
<b>Total resources</b>	<b>\$100,132,485</b>	

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

Housing Needs of Families on the Waiting List			
<b>** Individuals may self-identify more than one race and/or ethnicity.</b>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,477	99.1%	
2 BR	12	.9%	
3 BR	NA		
4 BR	NA		
5 BR	NA		
5+ BR	NA		
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			

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	236		250
Extremely low income <=30% AMI	215	91.0%	
Very low income (>30% but <=50% AMI)	19	8.0%	
Low income (>50% but <80% AMI)	2	1.0%	
Families with children	139	59.0%	
Elderly families	1	.1%	
Families with Disabilities	1	.1%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Black	217	92.0%	
Race/ethnicity White	10	4.2%	
Race/ethnicity Hispanic	6	2.5%	
Race/ethnicity Other	3	1.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 68			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units

- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)  
Continue to actively participate in the city's Continuum of Care

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)  
Administer a preference for placement of families with a broad range of incomes regardless of source.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
Work with the Continuum of Care to develop more permanent housing opportunities for homeless.  
Continue to work with HUD and HHS on the Interagency Cooperation Agreement and pilot program for assisted living conversion of elderly public housing.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)  
Continue to work with Independence First to expand homeownership opportunities for individuals and families with disabilities and work with the Continuum of Care to expand opportunities through partnerships.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)  
Open Section 8 wait list.

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	7,168,818 (estimate)	Operations
b) Public Housing Capital Fund	7,833,037 (estimate)	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) Annual Contributions for Section 8 Tenant-Based Assistance	28,663,754	Section 8 Housing Assistance Payments and Administration
d) Community Development Block Grant	0	
e) HOME	?? (Bobbi)	Housing Development
Other Federal Grants (list below)		
Replacement Housing Funds	249,000	Housing Development
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI (Highland Park)	?? (Bobbi)	Highland redevelopment
HOPE VI (Scattered Sites)	??	Scattered Sites Redevelopment
HOPE VI Demolition	42,000??	Scattered Sites Demolition
ROSS Homeownership Support Services (FY03 & FY 04)	500,000	Homebuyer Counseling
ROSS RSDM (FY 03 & FY 04)	610,000	Supportive Services
ROSS Neighborhood Networks	370,000	PH Supportive Services
HOPE VI Neighborhood Networks (FY??)	?? (Bobbi)	Highland Park
HOPE VI Neighborhood Networks (FY??)	?? (Bobbi)	Cherry Court
Public Housing FSS (FY 04)	30,000	PH Supportive Services
Dept of Agriculture, Food Stamp Outreach	50,000	PH Supportive Services
CFP (FY 03)	?? (Bobbi)	PH Modernization
Replacement Housing Factor Funds (02/01)	??	Public Housing Replacement
Homeland Security	0	Public Housing Public Safety
Continuum of Care	572,500	Single Room Occupancy facility
<b>3. Public Housing Dwelling Rental Income (estimate)</b>	11,138,960	
<b>4. Other income (list below)</b>		
Section 5(h) Sales	600,000 (estimate)	Homeownership
LIHTC	?? (Bobbi)	Cherry Court Redevelopment
Investment	55,000 (FY05)	Operations
Miscellaneous	441,380 (FY 05)	Operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Non-federal sources (list below)</b>		
HACM-owned Housing	5,320,790	Operations
<b>Total resources</b>	\$??	

**3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

**(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)  
Within 3-4 months of anticipated occupancy.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

Any family member who has been convicted of manufacture or production of methamphetamine in a public housing or Section 8 assisted property;

Any family member who has a lifetime registration under a State sex offender registration program;

Currently owes rent or other amounts to any housing authority in connection with the public housing or Section 8 programs;

Are illegally using a controlled substance or are abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents (may be waived if person demonstrates no longer engaging in drug-related criminal activity, has successfully completed a supervised drug or alcohol rehabilitation



program; has otherwise been rehabilitated successfully; or is participating in a supervised drug or alcohol rehabilitation program);

Have engaged in or threatened abusive or violent behavior towards any HACM staff or resident;

Have committed fraud, bribery or any other corruption in connection with any Federal housing assistance program including the intentional misrepresentation of information related to their housing application or benefits derived there from;

Have failed to provide or supply requested information or failed to respond to written requests to declare their continued interest in the program.

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office  
 PHA development site management office  
 Other (list below)  
Via U.S. mail

c. Site-Based Waiting Lists-Previous Year

1. *Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.*

<b>Site-Based Waiting Lists</b>
---------------------------------

wishes to move to a development where their income category does not predominate;

- c. Immediate administrative transfers: permit family members needing accessible features to move to a unit with such a feature or to enable modernization work to proceed;
- d. Regular administrative transfers: are made to offer incentives to families willing to help meet certain HACM occupancy goals, to correct occupancy standards where the unit is an inappropriate size and composition of the family; for non-emergency but medically advisable transfers, to allow qualified residents to take advantage of HACM's designated housing plan (i.e. to transfer from a mixed population to an elderly-only high-rise building); and other transfers approved by HACM when a transfer is the only or best way of solving a serious problem.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

All preferences are ranked within date and time of application:

Most in need;

Broad range of income

Placement from HACM-owned non-subsidized housing

### Designated housing

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Date and Time
- 1 Most in need;
- 2 Broad range of income;
- 3 Placement from HACM-owned non-subsidized housing;
- 1 Designated housing

#### Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

#### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1  Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

#### 4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

- Other source (list)  
Resident handbook

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)  
Changes in regulations, policies, procedures and other pertinent information related to the program.

### **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

The waiting list is currently closed however, when it is open persons may apply through a telemarketing service, via the internet, or at a predetermined location that is announced at the opening of the waiting list. The application process will be publicly announced at least 60 days prior to opening the wait list. HACM may use a lottery system to create a wait list of 2000 applicants.

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Initially vouchers are issued for 120 days.

### **(4) Admissions Preferences**

- a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting

more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Catastrophic life/imminent danger  
Families that have been ordered reinstated to the program due to "mitigating circumstances" by the hearing officer and no voucher is currently available.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing

- 1 Homelessness  
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes  
 Other preference(s) (list below)  
Catastrophic life/imminent danger  
Families that have been ordered reinstated to the program due to "mitigating circumstances" by the hearing officer and no voucher is currently available.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application  
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

Through partnerships with participating agencies, use of local media, program briefings, participation in landlord associations, newsletters, etc.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12 (b), 903.7 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)



- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:  
Standard exclusion of \$2,000 per household for each public housing household with earned income with the deduction in effect for up to 12 months.
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)  
Households are required to report any increase in income greater than \$80.00 per month within 10 days of the date of the increase. As long as the family properly reports the increase, the additional income will not be used to determine rent until the next regularly scheduled annual eligibility recertification. Families are also required to report if a member has been added to the family through birth or adoption or court-awarded custody or a household member is leaving or has left the family unit.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Market comparability study  
Fair market rents (FMR)  
95<sup>th</sup> percentile rents

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR

- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

HACM has set the minimum rent as \$50.00. However, if the family requests hardship exemption, HACM will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the Housing Authority can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

A hardship exists when the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996.

No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent to the Housing Authority for the time of suspension.

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

*Consistent with 9(g)(1) of the Housing Act of 1937, as amended, 42 USC 1437g(g)(1), HACM reserves its right, with respect to any allocation of Capital Funds, to exercise flexibility to the fullest extent permitted by law.*

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

**(1) Hope VI Revitalization**

a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name: Highland Park

Development (project) number: WI002006A

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Development name: Scattered Sites

Development (project) number: WI 2-10, 2-20, 2-21, 2-24, 2-26, 2-27, 2-30 and 2-35

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:  
Westlawn

d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:  
Highland Park  
Convent Hill  
Cherry Court

e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:  
Scattered Sites (Replacement Housing Factor funds and HOME funds)

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Sites
1b. Development (project) number:	WI 2-10, 2-21, 2-24, 2-26 and 2-30
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	12/22/2003
5. Number of units affected:	6
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/30/2003 b. Projected end date of activity: 9/30/2006

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Sites
1b. Development (project) number:	WI 2-10, 2-20, 2-21, 2-24, 2-26, 2-27, 2-30 and 2-35
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	3/17/2005
5. Number of units affected:	71
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development

<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/2005 b. Projected end date of activity: 05/31/2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites
1b. Development (project) number: WI002020
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>3/17/2005</u>
5. Number of units affected: 8
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/2004 b. Projected end date of activity: 9/30/2005

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Highland Park
1b. Development (project) number: WI002006A
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>04/09/2003</u>
5. Number of units affected: 220
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/31/2007 b. Projected end date of activity: 6/30/2007

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Westlawn (Silver Spring Neighborhood Center)

1b. Development (project) number: WI002002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/02/2004</u>
5. Number of units affected: 0 (non-dwelling)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/02/2004 b. Projected end date of activity: 12/31/2005

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Parklawn (Family Investment Center)
1b. Development (project) number: WI002007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>8/3/2004</u>
5. Number of units affected: 0 (non-dwelling)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/2004 b. Projected end date of activity: 12/31/2005

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Convent Hill
1b. Development (project) number: WI002003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>6/9/2005</u>



5. Number of units affected: 120
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/1/2006 b. Projected end date of activity: 12/31/2006

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Hillside Family Resource Center
1b. Development (project) number: WI002004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 6/30/2006
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/30/2006 b. Projected end date of activity: 10/30/2006

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Convent Hill
1b. Development (project) number: WI002003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 6/30/2007
5. Number of units affected: 120
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/2007 b. Projected end date of activity: 6/30/2008

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

### **(2) Program Description**

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 200

b. PHA-established eligibility criteria

- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:  
Minimum annual income of \$15,000 required.  
Maintenance of minimum income required for continued eligibility.  
HACM has agreed to partner with a local non-profit to offer homeownership vouchers to families with disabilities.

- b. What actions will the PHA undertake to implement the program this year (list)?  
Require all participants to attend homeownership counseling classes.  
Review all mortgage approvals in an effort to identify predatory lenders.

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.  
b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.  
c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and

years of experience below).

d.  Demonstrating that it has other relevant experience (list experience below).

HACM has administered a Section 5(h) program and sold more than 154 units since 1994.

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.)*

The Housing Authority of the City of Milwaukee (HACM) has developed its FY 2006 Agency Plan in accordance with applicable federal regulations utilizing the electronic template. HACM's five-year plan continues to employ the broad mission and goals outlined by the U.S. Department of Housing and Urban Development along with a series of program specific goals for the upcoming year. In addition to our FY06 goals, HACM is pleased to report the following progress with regard to achieving goals established in our current year plan.

Goal: Sell 20 public housing units under the Section 5(h) Homeownership Program. 12/31/05

Status: Through August 2005, 14 additional families purchased their first home through HACM's Section 5(h) program.

Goal: Convert 20 families from rental assistance to homeownership through the Section 8(y) Homeownership Program. 12/31/05.

Status: Through August 2005, seven additional Section 8 families converted their assistance and purchased a home under the Section 8(y) program, bringing the total number of Section 8 homebuyers to 79. During 2005 the price of an average single family home in the Milwaukee market increased to over \$100,000. Increasing property values have reduced the choices available to program participants registered for the 8(y) program.

Goal: Continue the Highland Hope VI redevelopment project including on-site rental and homeownership unit construction. 12/31/06

Status: Forty (40) off-site units were completed and occupied by January 2005. Eleven on-site rental units were completed and occupied by 6/30/05. The midrise was fully occupied on February 1, 2005. The five remaining units will be constructed in 2006. Sales of on-site homeownership units began in April 2005.

Goal: Implement the Scattered Sites Hope VI redevelopment program including the demolition of existing units and construction of new single-family homes. 12/31/07

Status: Through August 2005, HACM completed the temporary relocation of eight scattered sites families to facilitate the disposition of two four-unit rowhouse buildings and the demolition of two 4-unit rowhouse buildings. An additional 15 scattered sites families were permanently relocated to new Highland Homes units or to other existing public housing units. The 52 remaining families will be relocated as construction of Hope VI replacement units proceeds. The first ten units of manufactured housing were ordered in September 2005 and an additional ten units will be ordered in November 2005. These 20 replacement units are scheduled for completion between February and June 2006.

Goal: Begin construction related to the Cherry Court redevelopment project. 12/31/06

Status: Construction began in June 2005 and is proceeding toward a scheduled September 2006 completion.

Goal: Complete the renovation of the VA SRO facility and complete initial occupancy. 7/1/05

Status: The renovation work was completed on July 7, 2005 and screening of the initial applicants will be completed for full occupancy by 9/30/05.

Goal: Enroll and graduate 20 families from the "Make Your Money Talk" program. 12/31/05

Status: Through August, 2005, 32 residents enrolled and 17 residents have graduated.

Goal: Provide 30 educational scholarships. 12/31/05

Status: Through August, 2005, 16 scholarships have been awarded.

Goal: Continue construction of Westlawn porches. 12/31/05

Status: The first phase of construction was completed at the end of 2004. A contract for

Phase II was awarded in July 2005 and construction is scheduled to be complete by 12/31/05.

Goal: Submit funding applications, demolition/disposition applications and related program applications necessary to support the demolition and revitalization of the Convent Hill public housing development. 12/31/05

Status: HUD approved HACM's disposition application in June 2005. HACM received a Low Income Housing Tax Credit allocation for Convent Hill redevelopment in 2005 and submitted a Hope VI application to support the Convent Hill redevelopment.

Goal: Develop a plan to comply with the asset repositioning requirement of HUD's revised Operating Fund Rule. 12/31/05

Status: HUD had not published the Final Rule regarding the Operating Fund and asset repositioning as of 9/30/05. HACM engaged the services of an organizational consultant to determine changes that will be required to comply with the anticipated regulations. A report was submitted to the Board in April 2005.

Goal: Develop and implement strategies to adjust HACM's Section 8 tenant-based Housing Choice Voucher Program utilization to respond to HUD funding policy. 12/31/05

Status: HACM approved a series of policy changes in May 2005 that were implemented in June 2005.

Goal: Submit a request for waivers necessary to set aside Section 8 Housing Choice Vouchers as project-based assistance in conjunction with the Cherry Court redevelopment program. 12/31/05

Status: The appropriate waiver request was submitted to HUD in September 2005.

Goal: Continue partnerships and MOA's with, and provide appropriate admissions preferences for clients referred to HACM's Section 8 Housing Choice Voucher Program by META House, The Salvation Army, the Milwaukee Community Service Corps, Milwaukee Public Schools, the Ellsworth Project, Milwaukee Jobs Initiative and the YWCA. 12/31/05

Status: All existing MOA's were renewed.

Goal: Continue partnerships and MOA's with, and provide admissions preferences for, low income public housing for clients referred by the Milwaukee Women's Center, Pathfinders and the Ellsworth Project. 12/31/05

Status: The MOA's for the Women's Center and Pathfinders resulted in two placements

under HACM's "Second Chance Program". The Ellsworth Project MOA was renewed and two public housing placements were made during 2005.

Goal: Continue partnerships with the Dominican Sisters and ACTS for the conversion of obsolete scattered sites public housing units to homeownership. 12/31/05

Status: HACM identified five additional properties for conversion under the partnership with the Dominican Sisters. The program received a NAHRO Merit Award for innovation in July 2005.

Goal: Continue to participate in the city's Continuum of Care. 12/31/05

Status: HACM continued to host Continuum of Care bimonthly meetings at the Hillside Family Resource Center. HACM staff participate in the Continuum of Care Housing Committee and attended meetings regarding a proposed Housing Trust Fund.

Goal: Maintain "High Performer" status under HUD's public housing and Section 8 program assessment systems. 12/31/05

Status: HACM received a PHAS score of 90 and a SEMAP score of 100, continuing to receive "High Performer" status in both programs.

Goal: Consider policy recommendations related to providing domestic violence preferences for the public housing and Section 8 HCV programs. 12/31/05

Status: Legal Action of Wisconsin requested an opportunity to present proposed policy language to the Resident Advisory Board (RAB) for their August 2005 meeting but was unable to have the information ready. The discussion on this issue will occur at the November 2005 RAB meeting and any recommendation for policy change will be forwarded to the HACM Board early in 2006.

Goal: Apply for grants from all potential funding sources to support HACM's public safety, resident education and resident employment programs. 12/31/05

Status: HACM applied for all of the ROSS grants for which it was eligible during the 2005 SuperNova competition. HACM applied for and received a "Food Stamp" grant from the Department of Agriculture for an outreach program to educate public housing and Section 8 program applicants and clients regarding eligibility for food stamp assistance.

Goal: Establish replacement reserves to assist with the revitalization of Cherry Court and Convent Hill. 12/31/05

Status: HACM has partnered with Friends of Housing Corp which received a HUD 202 grant to finance 36 of the 116 units that will be developed in conjunction with the

replacement of Convent Hill. HACM also received an allocation of Low Income Housing Tax Credits for Convent Hill and applied for Hope VI funds to support this project. Additional private sector borrowing will complete the financing required to move this project forward by 12/31/05. HACM established replacement reserves to assist with the revitalization of Cherry Court. Construction began on the new Cherry Court building in June 2005.

Goal: Pursue borrowing funds through the Capital Funds Financing Program. 12/31/05

Status: The HACM Board authorized staff to pursue a Fannie Mae "Modernization Express" loan leveraging a portion of HACM's Capital Fund in June 2005.

Goal: Maximize the use of tax credits for the revitalization of Cherry Court by offering the Highland Park highrise, which was approved in 2003 for demolition, as a temporary relocation option for Cherry Court residents. 12/31/06

Status: Twenty-six (26) Cherry Court residents were temporarily relocated to the Highland Park south tower. Seventy eight (78) Cherry Court residents were permanently relocated based upon their choice to other HACM public housing, Section 8 tenant-based assistance and/or to units in the new Highland Gardens midrise.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

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.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

**(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

- a. Recommended clarification to types of verification in table in Section 11.2 regarding income from assets being interest income from assets.
- b. RAB members expressed concern with "Personal Property" in table in Section 11.2 that HACM could use the value of automobiles, stereos, televisions and other personal property in determining a resident's rent.
- c. RAB members are not in favor of term limits for the Scattered Site units in the Convent Hill Hope VI application.
- d. RAB recommended using generic language for agencies eligible to participate in the Second Chance Program so that the Agency Plan does not have to be changed whenever the participating agencies change.
- e. The RAB recommended that a member sit on a scholarship review panel.
- f. The RAB requested that leadership training be made available for newly elected officers of resident organizations/councils.

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

- a. Added "Interest only" to savings and checking accounts, CD's, bonds, stocks and insurance policies in Value of and Income from Assets table in Section 11.2.
- b. Removed "Personal Property" from Value of and Income from Assets table in Section 11.2.
- c. Language regarding term limits for Scattered Site units in the Convent Hill Hope VI application was removed from the "Goals" section at the beginning of the Agency Plan.
- d. Replaced "referred by Milwaukee Women's Center, Pathfinders and the Ellsworth Project" with "referred by local organizations" in the "Goals" section at the beginning of the Agency Plan.
- e. HACM staff will review the recommendation that a RAB member sit on a scholarship review panel to determine whether or not a scholarship review committee should be established.
- f. Added a provision for leadership training for resident organizations/councils to the "Goals" section at the beginning of the Agency Plan.

Other: (list below)



**(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Felicia Beamon (Family)  
Lena Mitchell (Highrise)

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):**

Felicia Beamon 10/27/2008  
Lena Mitchell 7/26/2010

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations

Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 10/27/2008

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

Tom Barrett, Mayor

### **10. Project-Based Voucher Program**

a.  Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below):  
As part of the mixed finance plan to convert existing public housing.

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

50 units at the Cherry Court LLC

38 units at Convent Hill

### **11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and Evaluation Report for any active grant year.	Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)