

PHA Plans

Streamlined Annual Version

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

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

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 for certain types of 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.

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name: Housing Authority of the City of Milwaukee

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.

Streamlined Annual PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: (mm/yyyy) 2008

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:				

PHA Plan Contact Information:

Name: Antonio M. Pérez Phone: 414.286.5670
TDD: 414.286.3504 Email (if available): housinginfo@hacm.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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 Annual PHA Plan

Fiscal Year 2008

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. 2008 Capital Fund Program One-Five Year Action Plan
- 8. Other
 - 2003 CFP Annual Report ATTACHMENT A
 - 2003 CFP Final Report ATTACHMENT B
 - 2004 CFP Annual Report ATTACHMENT C
 - 2004 RHF Annual Report ATTACHMENT D
 - 2005 CFP Annual Report ATTACHMENT E
 - 2005 CFP Revision #1 ATTACHMENT F
 - 2005 RHF Annual Report ATTACHMENT G
 - 2006 CFP Annual Report ATTACHMENT H
 - 2006 RHF Annual Report ATTACHMENT I
 - 2007 CFP Revision #1 ATTACHMENT J
 - 2007 RHF Increment #1 ATTACHMENT K
 - 2007 RHF Increment #2 ATTACHMENT L
 - Statement of Financial Resources ATTACHMENT M
 - 2008 Goals and Objectives ATTACHMENT N
 - VAWA Statement ATTACHMENT O

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50075, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan; ATTACHMENT P

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations; Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA

has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office; ATTACHMENT Q

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and ATTACHMENT R
Form SF-LLL, *Disclosure of Lobbying Activities*. ATTACHMENT S

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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.).

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

Applicability: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: Highland Park
b. Development Number: WI002006A
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

HOPE VI Revitalization Grant Status
a. Development Name: Scattered Sites
b. Development Number: WI2-10, 2-20, 2-21, 2-24, 2-26, 2-27, 2-30, 2-35
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

HOPE VI Revitalization Grant Status
a. Development Name: Scattered Sites
b. Development Number: WI2-10, 2-26, 2-30, 2-35, 2-43 and 2-44
c. Status of Grant: <input checked="" type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

Westlawn

4. 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:

Scattered Sites, Westlawn and Becher Court

5. 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:

HOPE VI Scattered Sites

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 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:
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.

c. 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):

- 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.

- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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.

2. 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 Cherry Court

22 units at Highland Gardens

50 units in private developments to be determined through an RFP process

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
City of Milwaukee

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

6. Supporting Documents Available for Review for Streamlined 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" 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	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 checked="" 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 and Evaluation Report for any active grant year.	Annual Plan: Capital 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
X	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
X	Policies governing any Section 8 Homeownership program	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		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.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations
X	Progress in meeting current year goals and objectives	Annual Plan: Additional Information
X	Public Hearing Notice and Comments	
X	RAB Meeting Notes	Annual Plan: Additional Information

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,374,100			
3	1408 Management Improvements	1,374,100			
4	1410 Administration	122,000			
5	1411 Audit	10,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,270,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	380,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,350,000			
20	1502 Contingency	90,303			
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,870,503			
22	Amount of line 21 Related to LBP Activities	15,000			
23	Amount of line 21 Related to Section 504 compliance	60,000			
24	Amount of line 21 Related to Security – Soft Costs	1,244,100			
25	Amount of Line 21 Related to Security – Hard Costs	35,000			
26	Amount of line 21 Related to Energy Conservation Measures	705,000			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
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				
Management Improvements	Security Staff Resident Initiatives Coordinator/Consultant Resident Employment, Job Training and Economic Development, including: Construction- Inspection Team Recycling Program Youth Employment	1408		1,127,210 50,000 42,890 109,000 45,000				
Administration/PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Construction Management, City Attorney, and Administrative Assistant	1410		122,000				
Audit		1411		10,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
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	Architectural and engineering fees for design, bidding documents and inspection	1430		800,000				
Arlington Court/WI002000013P	Penthouse Improvements	1460		30,000				
HillsideTerrace and Addition/WI002000001P	Common areas improvements	1460		100,000				
Lapham Park-Scat Sites/WI002000005P	Fire protection improvements	1460		30,000				
Lincoln Court/WI002000019P	Penthouse improvements	1460		30,000				
Locust Court/WI002000015P	Penthouse improvements	1460		30,000				
Westlawn/WI002000002P	Electrical distribution system	1460		700,000				
PHA-Wide	Mitigation of Environment hazards	1460		300,000				
PHA-Wide	ADA/504 accommodations	1460		50,000				
College Court/WI002000011P	Garage improvements	1470		30,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Milwaukee			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
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	
Parklawn/WI0020000 07P	YMCA improvements Community Bldg improvements	1470		100,000 50,000				
Central Support-Community Services/WI00200999 9P	Central Support improvements	1470		200,000				
Relocation Costs		1495.1		100,000				
Collateralization or Debt Service		1501		1,350,000				
Contingency		1502		90,303				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: 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	9/15/10			9/15/12			
College Court/WI002000011P	9/15/10			9/15/12			
Hillside Terrace and Addition/WI002000001P	9/15/10			9/15/12			
Lapham Park-Scat Sites/WI002000005P	9/15/10			9/15/12			
Lincoln Court/WI002000019P	9/15/10			9/15/12			
Locust Court/WI002000015P	9/15/10			9/15/12			
Parklawn/WI002000007P	9/15/10			9/15/12			
Westlawn/WI002000002P	9/15/10			9/15/12			
Central Support- Community Services/WI002009999P	9/15/10			9/15/12			
PHA-Wide	9/15/10			9/15/12			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
Arlington Court/WI002000013P		30,000 75,000 36,250		2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Becher Court and Addition/WI002000018P		30,000 50,000 25,000		2,500 100,000	100,000
Carver Park/WI002000046P		0	0	0	0
Cherry Court/WI0020000XXP		0	0	0	0

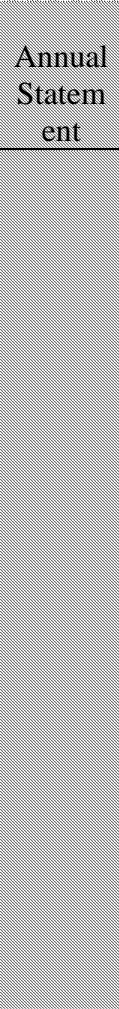
8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
College Court/WI002000011P		30,000 75,000 36,250		2,500 2,500	100,000
Convent Hill/WI002000003P		0	0	0	0
Highland Gardens/WI002000049P		0	0	0	0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
Highland Homes/WI002000060P		0	0	0	0
Hillside Terrace and Addition/WI002000001P		30,000 50,000 25,000	0	2,500 100,000 2,500 2,500	100,000 10,000 10,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
Holton Terrace-Scat Sites/WI002000008P		30,000	0	2,500	100,000
		50,000		2,500	
		25,000		2,500	
				2,500	
				2,500	
				2,500	
				2,500	
				2,500	
				2,500	
				2,500	
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				2,500	
				2,500	
				2,500	
				2,500	
				2,500	
				2,500	
				2,500	

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
Lapham Park-Scat Sites/WI002000005P		30,000 50,000 25,000	0	2,500 2,500	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Lincoln Court/WI002000019P		30,000 50,000 25,000	0	2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 100,000 2,500	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Locust Court/WI002000015P		30,000 75,000 36,250	0	2,500 25,000	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Merrill Park/WI002000091P		30,000 50,000 25,000	0	2,500 2,500	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Mitchell Court/WI002000017P		30,000 50,000 25,000	0	2,500 100,000	100,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statem ent				
Parklawn/WI002000007P		0	0	2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500	5,000 10,000 10,000 10,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Riverview/WI002000062P		30,000 75,000 36,250	0	2,500 2,500	100,000
Scat Sites Demolition Units/WI002000010P		72,000	0	102,500	0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Scat Sites North and West/WI002000016P		0	0	2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500	10,000
Scat Sites Hope VI Demo Units/WI002000059P		0	0	0	0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Scat Sites South/WI002000061P		132,000	0	2,500 2,500	10,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
Westlawn/WI002000002P		0	300,000 1,000,000	2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500	5,000 10,000
Central Support/Community Services/WI002009999P		0	0	0	10,000 100,000
PHA-Wide Relocation Costs		100,000	100,000	100,000	100,000
PHA-Wide Mitigation of Environmental Hazards		96,000	300,000	300,000	300,000
PHA-Wide ADA/504 Accommodations		50,000	50,000	50,000	50,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Milwaukee				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010	FFY Grant: PHA FY: 2011	FFY Grant: PHA FY: 2012
	Annual Statement				
Operations		1,374,100	1,374,100	1,374,100	1,374,100
Management Improvements		1,374,100	1,374,100	1,374,100	1,374,100
Administration		122,000	122,000	122,000	122,000
Audit		10,000	10,000	10,000	10,000
Fees and Costs (A&E)		800,000	800,000	800,000	800,000
Collateralization or Debt Service		1,350,000	1,350,000	1,350,000	1,350,000
Contingency		90,303	90,303	90,303	90,303
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Arlington Court/WI002000013P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 75,000 36,250	Arlington Court/WI002000013P		0
	Becher Court and Addition/WI002000018P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Becher Court and Addition/WI002000018P		0
	Carver Park/WI002000046P		0	Carver Park/WI002000046P		0
	Cherry Court/WI0020000XXP		0	Cherry Court/WI0020000XXP		0
	College Court/WI002000011P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 75,000 36,250	College Court/WI002000011P		0
	Convent Hill/WI002000003P		0	Convent Hill/WI002000003P		0
	Highland Gardens/WI002000049P		0	Highland Gardens/WI002000049P		0
	Highland Homes/WI002000060P		0	Highland Homes/WI002000060P		0
	Hillside Terrace and Addition/WI002000001P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Hillside Terrace and Addition/WI002000001P		0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Holton Terrace-Scat Sites/WI002000008P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Holton Terrace-Scat Sites/WI002000008P		0
	Lapham Park-Scat Sites/WI002000005P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Lapham Park-Scat Sites/WI002000005P		0
	Lincoln Court/WI002000019P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Lincoln Court/WI002000019P		0
	Locust Court/WI002000015P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 75,000 36,250	Locust Court/WI002000015P		0
	Merrill Park/WI002000091P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Merrill Park/WI002000091P		0
	Mitchell Court/WI002000017P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 50,000 25,000	Mitchell Court/WI002000017P		0
	Parklawn/WI002000007P		0	Parklawn/WI002000007P		0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Riverview/ WI002000062P	Parking Lot and Driveway Improvements Window and Window Hardware Trash Compactor Improvements	30,000 75,000 36,250	Riverview/ WI002000062P		0
	Scat Sites Demo Units/ WI002000010P		72,000	Scat Sites Demo Units/ WI002000010P		0
	Scat Sites North and West/ WI002000016P		0	Scat Sites North and West/ WI002000016P		0
	Scat Sites Hope VI Demo Units/ WI002000059P		0	Scat Sites Hope VI Demo Units/ WI002000059P		0
	Scat Sites South/ WI002000061P	Demolition	132,000	Scat Sites South/ WI002000061P		0
	Westlawn/ WI002000002P		0	Westlawn/ WI002000002P	Site Improvements Replace existing canopies, front stoops, front walks, porch roofs, metal railings	1,000,000
	Central Support-Community Services/ WI002009999P		0	Central Support-Community Services/ WI002009999P		0
	PHA-Wide	Relocation Costs Mitigation of Environmental Hazards ADA/504 Accommodations	100,000 300,000 50,000	PHA-Wide	Relocation Costs Mitigation of Environmental Hazards ADA/504 Accommodations	100,000 300,000 50,000
	Operations		1,374,100	Operations		1,374,100
	Management Improvements		1,374,100	Management Improvements		1,374,100

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Administration		122,000	Administration		122,000
	Audit		10,000	Audit		10,000
	Fees and Costs		800,000	Fees and Costs		800,000
	Collateralization and Debt Service		1,350,000	Collateralization and Debt Service		1,350,000
	Contingency		90,303	Contingency		90,303
Total CFP Estimated Cost			\$ 6,870,503			\$ 6,870,503

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Estimated Cost

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Becher Court and Addition/WI002000018P	site improvements	2,500	Becher Court and Addition/WI002000018P	camera surveillance, card access, security system hardware	100,000
	common areas improvements	2,500			
	fire alarm/help call system improvements	2,500			
	fire protection improvements	2,500			
	stairwell pressurization system	2,500			
	elevator modernization, elevator control room modifications	2,500			
	roofing, roofing repairs, flashing, gutters/downspouts	2,500			
	tuckpointing and exterior cladding	2,500			
	chimney repair and replacement	2,500			
	electrical distribution system	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
ceiling repair and replacement	2,500				
interior and exterior door and door hardware	2,500				
façade restoration	2,500				
penthouse improvements	2,500				
first floor renovation/addition	100,000				
Carver Park/WI002000046P		0	Carver Park/WI002000046P		0
Cherry Court/WI0020000XXP		0	Cherry Court/WI0020000XXP		0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Hillside Terrace and Addition/WI002000001P	site improvements	2,500	Hillside Terrace and Addition/WI002000001P	camera surveillance, card access, security system hardware	100,000
	fire alarm/help call system improvements	2,500		Family Resource Center improvements	10,000
	fire protection improvements	2,500		Management office/maintenance facility improvements	10,000
	stairwell pressurization system	2,500			
	elevator modernization, elevator control room modifications	2,500			
	roofing, roofing repairs, flashing, gutters/downspouts	2,500			
	tuckpointing and exterior cladding	2,500			
	chimney repair and replacement	2,500			
	electrical distribution system	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
	ceiling repair and replacement	2,500			
	interior and exterior door and door hardware	2,500			
	foundation repair, foundation drainage system	2,500			
	façade restoration	2,500			
	penthouse improvements	2,500			
	mixed-use building	100,000			
	Family Resource Center improvements	2,500			
	Management office/maintenance facility improvements	2,500			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Holton Terrace-Scat Sites/WI002000008P	site improvements	2,500	Holton Terrace-Scat Sites/WI002000008P	camera surveillance, card access, security system hardware	100,000
	common areas improvements	2,500			
	fire alarm/help call system improvements	2,500			
	fire protection improvements	2,500			
	stairwell pressurization system	2,500			
	elevator modernization, elevator control room modifications	2,500			
	roofing, roofing repairs, flashing, gutters/downspouts	2,500			
	tuckpointing and exterior cladding	2,500			
	chimney repair and replacement	2,500			
	electrical distribution system	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
	ceiling repair and replacement	2,500			
	interior and exterior door and door hardware	2,500			
	façade restoration	2,500			
	penthouse improvements	2,500			
	foundation repair, foundation drainage system	2,500			
	exterior painting	2,500			
	building siding	2,500			
	porches/stoops/canopies	2,500			
	sewer and water laterals	2,500			
	garage repair/replacement	2,500			
	demolition obsolete units	2,500			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Lincoln Court/WI002000019P	site improvements	2,500	Lincoln Court/WI002000019P	camera surveillance, card access, security system hardware	100,000
	common areas improvements	2,500			
	fire alarm/help call system improvements	2,500			
	fire protection improvements	2,500			
	stairwell pressurization system	2,500			
	elevator modernization, elevator control room modifications	2,500			
	roofing, roofing repairs, flashing, gutters/downspouts	2,500			
	tuckpointing and exterior cladding	2,500			
	chimney repair and replacement	2,500			
	electrical distribution system	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
	ceiling repair and replacement	2,500			
interior and exterior door and door hardware	2,500				
first floor renovation/addition	100,000				
façade restoration	2,500				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Parklawn/ WI002000007P	site improvements	2,500	Parklawn/ WI002000007P	camera surveillance, card access, security system hardware	5,000
	parking lot and driveway improvements	2,500		YMCA improvements	10,000
	roofing, roofing repairs, flashing, gutters/downspouts	2,500		Community Building improvements	10,000
	tuckpointing and exterior cladding	2,500		Management office/maintenance facility improvements	10,000
	chimney repair and replacement	2,500			
	electrical distribution system	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
	ceiling repair and replacement	2,500			
	interior and exterior door and door hardware	2,500			
	window and window hardware	2,500			
	foundation repair, foundation drainage system	2,500			
	Family Investment Center improvements	2,500			
	Management office/maintenance facility improvements	2,500			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Scat Sites North and West/WI002000016P	site improvements driveway improvements 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 porches/stoops/canopies sewer and water laterals garage repair and replacement demolition of obsolete units	2,500 2,500	Scat Sites North and West/WI002000016P	camera surveillance, card access, security system hardware	10,000
Scat Sites Hope VI Demo Units/WI002000059P		0	Scat Sites Hope VI Demo Units/WI002000059P		0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Westlawn/ WI002000002P	Parking lot and driveway improvements	2,500	Westlawn/ WI002000002P	camera surveillance, card access, security system hardware	5,000
	roofing, roofing repairs, flashing, gutters/downspouts	2,500		management office/maintenance facility improvements	10,000
	tuckpointing and exterior cladding	2,500			
	chimney repair and replacement	2,500			
	interior and exterior lighting	2,500			
	HVAC improvements	2,500			
	domestic water and drain/waste/vent improvements	2,500			
	bathroom modernization	2,500			
	kitchen modernization	2,500			
	flooring repair and replacement	2,500			
	ceiling repair and replacement	2,500			
	interior and exterior door and door hardware	2,500			
	window and window hardware	2,500			
	foundation repair, foundation drainage system	2,500			
	Silver Spring Neighborhood Center improvements	2,500			
Management office/maintenance facility improvements	2,500				
Central Support-Community Services/ WI002009999P		0	Central Support-Community Services/ WI002009999P	Central Support improvements Community Services improvements	10,000 100,000
PHA-Wide	Relocation Costs	100,000	PHA-Wide	Relocation Costs	100,000
	Mitigation of Environmental Hazards	300,000		Mitigation of Environmental Hazards	300,000
	ADA/504 Accommodations	50,000		ADA/504 Accommodations	50,000
Operations		1,374,100	Operations		1,374,100

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Management Improvements		1,374,100	Management Improvements		1,374,100
Administration		122,000	Administration		122,000
Audit		10,000	Audit		10,000
Fees and Costs		800,000	Fees and Costs		800,000
Collateralization and Debt Service		1,350,000	Collateralization and Debt Service		1,350,000
Contingency		90,303	Contingency		90,303
Total CFP Estimated Cost		\$6,870,503			\$ 6,870,503