

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

PHA Plans: WI008v02

South Milwaukee/ PARKCREST

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

**PHA Plan
Agency Identification**

PHA Name: South Milwaukee Housing Authority/Parkcrest
2906 Sixth Avenue, So. Milwaukee, Wisconsin 53172

PHA Number: WI008

PHA Fiscal Year Beginning: January 1, 2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

Main administrative office of the PHA

Display Locations For PHA Plans and Supporting Documents

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

- 1) Main administrative office of the PHA
- 2) Main administrative office of the local government (City Hall)

PHA Plan Supporting Documents are available for inspection at:

Main business office of the PHA

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

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.

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.

B. Goals

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

- A) PHA Goal: Expand the supply of assisted housing
Objectives:
1) Reduce public housing vacancies:
2) SMHA will not pursue the construction of additional assisted housing units, nor demolish any of the 60 existing units.
- B) PHA Goal: Improve the quality of assisted housing
Objectives:
1) Improve public housing management: (PHAS score)
2) Increase customer satisfaction:
3) Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; unit turn around , etc.)
4) Continue to renovate or modernize public housing units:
- C) PHA Goal: Increase assisted housing choices
Objectives:
1) Conduct outreach efforts to potential tenants
2) Implement public housing site-based waiting lists:

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

A) PHA Goal: Provide an improved living environment

Objectives:

- 1) Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income buildings, when necessary.
- 2) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income buildings, when necessary.
- 3) Implement public housing security improvements:

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

A) PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- 1) Increase the number and percentage of employed persons in assisted families:
- 2) Provide or attract supportive services to improve assistance recipients' employability:
- 3) Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

A) PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- 1) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- 2) 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:
- 3) Provide accessible housing to persons with a variety of physical disabilities, limited to two modified four bedroom units and two Senior units.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type: Streamlined Plan

Streamlined Plan: Small Agency , which is also a High performing PHA.

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The South Milwaukee Housing Authority Board has become part of a Community Development Authority of the City of South Milwaukee. Staff has worked toward important transition activities. Our complex will be referred to as Parkcrest Housing. All management operations will remain the same at this time. Since Parkcrest is a small housing project, expansion is not an option nor planned for the future. The primary goal of SMHA is to continue to improve and maintain the sixty housing units at Parkcrest.

SMHA has been in operation for over forty years and has utilized both Federal and Local guidelines to best serve the housing needs of this city and the surrounding community. The housing authority plans to continue operating in a similar manner, always striving to improve the quality of assisted housing. SMHA will continue to implement fair housing and equal opportunity practices and provide all services to continually improve the quality of life in the Parkcrest Housing Complex.

In order to better achieve these goals, SMHA has reviewed and consolidated all management and operation policies. SMHA has always followed strict financial practices and has been audited annually. The Plan contains copies of all these vital policies, annual financial budgets and audits, as well as specific strategies to continue to provide quality affordable housing in the City of South Milwaukee.

Each year the Plan will be updated as necessary and will remain available to the public, as a bound copy, located at the SMHA administrative offices.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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N/A	
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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: 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
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	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
YES	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
YES	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

This table is based on the local population of individuals who are renters (2,276) and paying a rent from \$0-\$500.00 per month. Information from the County Consolidated Plan and 1990 Census data for South Milwaukee were used to complete the table. SMHA does attract individuals needing assistance from the County area and beyond.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,338	5	2	4	5	5	1
Income >30% but <=50% of AMI	796	4	2	3	5	5	1
Income >50% but <80% of AMI	92	2	2	3	4	4	1
Elderly	335	3	1	2	3	1	1
Families with Disabilities	Unkno wn	4	5	4	5	3	1
Race/Ethnicity W	2,059	4	5	4	5	3	1
Race/Ethnicity B	68	4	4	2	2	2	1
Race/Ethnicity H	114	4	4	2	2	2	1

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- U.S. Census data (1990): the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

Housing Needs of Families on the Waiting List			
Waiting list type: Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	45		20
Extremely low income <=30% AMI	34	76 %	
Very low income (>30% but <=50% AMI)	10	22 %	
Low income (>50% but <80% AMI)	1	2 %	
Families with children	42	93 %	
Elderly families	2	4 %	
Families with Disabilities	1	2 %	
Race/ethnicity	16 White	36 %	
Race/ethnicity	18 Hispanic	40 %	
Race/ethnicity	11 Black	24 %	
Characteristics by Bedroom Size			
1BR	2	4 %	2
2 BR	18	40 %	13
3 BR	24	53 %	1
4 BR	1	3 %	4
5 BR			
5+ BR			
Is the waiting list closed (select one)? Yes Three Bedroom List only. If yes: How long has it been closed (# of months)? 12 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No X Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

(1) Strategies

A) 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:

- 1) Employ effective maintenance and management policies to minimize the number of public housing units off-line
- 2) Reduce turnover time for vacated public housing units
- 3) Reduce time to renovate public housing units
- 4) Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- 5) Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

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

- 1) Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- 2) Employ admissions preferences aimed at families with economic hardships
- 3) Adopt rent policies to support and encourage work

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

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

- 1) Employ admissions preferences aimed at families who are working
- 2) Adopt rent policies to support and encourage work

D) Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- 1) Maintain designation of public housing for the elderly in two , one bedroom unit buildings.

E) Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 1) Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

F) 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:

- 1) Affirmatively market to races/ethnicities shown to have disproportionate housing needs

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:

- 1) Funding constraints
- 2) Staffing constraints
- 3) Limited availability of sites for assisted housing
- 4) Extent to which particular housing needs are met by other organizations in the community
- 5) Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- 6) Influence of the housing market on PHA programs
- 7) Community priorities regarding housing assistance

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$ 29,114.00	Operations/PFS
b) Public Housing Capital Fund	\$113,539.00	Improvements/COMP
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$176,443.00	Operations
4. Other income (list below)		
Excess utility charges	\$ 432.00	Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$319,525.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
 - 1) When families are within a certain number of being offered a unit: (third position for available unit)

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 - 1) Criminal or Drug-related activity
 - 2) Rental history
 - 3) Housekeeping

- c. Yes: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. 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

- 1) Community-wide list
- b. Where may interested persons apply for admission to public housing?
 - 1) PHA main administrative office, Tuesday mornings, from 8:00 AM-1:00 PM

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes : Is this policy consistent across all waiting list types?

(4) Admissions Preferences

a. Income targeting:

No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

- 1) Emergencies
- 2) Overhoused
- 3) Underhoused
- 4) Medical justification
- 5) Administrative reasons determined by the PHA (e.g., to permit modernization work)
- 6) Residents choice, given review of circumstances by SMHA executive director.

c. Preferences

- 1 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)

NONE

- 1) Working families and those unable to work because of age or disability
- 2) Veterans and veterans' families
- 3) Residents who live and/or work in the jurisdiction
- 4) Households that contribute to meeting income goals (broad range of incomes)

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.

- 2 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 3 Residents who live and/or work in the jurisdiction
- 4 Households that contribute to meeting income goals (broad range of incomes)

4. Relationship of preferences to income targeting requirements:

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)

- 1) The PHA-resident lease
- 2) The PHA's Admissions and (Continued) Occupancy policy
- 3) PHA briefing seminars or written materials (Parkcrest Handbook)

- b. How often must residents notify the PHA of changes in family composition?

- 1) At an annual reexamination and lease renewal
- 2) Any time family composition changes
- 3) At family request for revision

(6) Deconcentration and Income Mixing

- a. No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- d. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
 Not applicable: results of analysis did not indicate a need for such efforts
- e. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
 Not applicable: results of analysis did not indicate a need for such efforts

B. Section 8 N/A

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(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)

- 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)

- \$50

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ. None

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 units in the development

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

- 1) For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)

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

- 1) Market comparability study
2) Fair market rents (FMR)
3) The "rental value" of the unit

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)
 - 1) Any time the family experiences an income increase

- g. 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

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (For the FY 2000, **SMHA flat rents and ceiling rents will be the same amount.**)
 - 1) Survey of rents listed in local newspaper
 - 2) Survey of similar unassisted units in the neighborhood
 - 3) Fair Market Rents

B. Section 8 Tenant-Based Assistance N/A

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).**

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- 1) An organization chart showing the PHA's management structure and organization, and a brief description, is attached.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? PHA main administrative office

7. Capital Improvement Needs N/A

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

Work to be performed in 2000: Toddler Playscape, Replacement exterior faucets, General landscaping of SMHA property, Replacement steel storm doors, Basement stationary tubs and faucet fixtures, Screening of complex dumpsters.

Work to be performed 2000-2005: Replace all parking lot asphalt surfaces, Sidewalk replacement, Replace hot water tanks in all units, Basement foundation repair/waterproofing.

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

Applicability of sub-component 7B: 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.

8. Demolition and Disposition N/A

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section. SMHA will not have any demolition and disposition, this program year.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities N/A

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section. SMHA does have elderly and disabled units for tenants who will be moving

10. Conversion of Public Housing to Tenant-Based Assistance N/A

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section. SMHA doesn't have tenant-based assistance.

11. Homeownership Programs Administered by the PHA N/A

[24 CFR Part 903.7 9 (k)]

SMHA does not have home ownership programs administered by the PHA.

12. PHA Community Service and Self-sufficiency Programs N/A

[24 CFR Part 903.7 9 (l)]

SMHA/Parkcrest plans to adopt the required Community Service policies in the beginning of the 2001 year. Self-sufficiency principles and mentoring takes place on a daily basis while interacting with tenants. A formal Self-sufficiency Plan is not yet in place..

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

SMHA does not receive PHDEP grant fund, by virtue of it's small size. Public safety has been an ongoing objective of the authority and the City of South Milwaukee.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
 - 1) Lower incidence of violent and/or drug-related crime in some SMHA units and the areas surrounding or adjacent to the PHA's development.
 - 2) Residents fearful for their safety and/or the safety of their children
 - 3) Observed lower-level crime, vandalism and/or graffiti

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
 - Safety and security survey of residents
 - 1) Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - 2) Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - 3) Resident reports

- 4) PHA employee reports
- 5) Police reports
- 6) Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- 1) Crime Prevention Through Environmental Design
- 2) Activities targeted to at-risk youth, adults, or seniors
- 3) South Milwaukee Police Mini Station located in SMHA administrative offices. SM Police officers interact with residents and conduct community safety and outreach activities.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- 1) Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- 2) Police provide crime data to housing authority staff for analysis and action
- 3) Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- 4) Police regularly testify in and otherwise support eviction cases
- 5) Police regularly meet with the PHA management and residents
- 6) Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

14. RESERVED FOR PET POLICY See Attachment #8

[24 CFR Part 903.7 9 (n)] SMHA/Parkcrest has adopted a full pet policy, which includes dogs and cats. The policy requires a \$300.00 pet deposit, apartment insurance, animal vaccination and neutering. Size restrictions are included, and only one cat or dog is allowed per household. A strict policy has been created in order to prevent disturbances of other complex residents, by those owning pets. A complete copy of the pet policy is available at the Parkcrest offices.

15. Civil Rights Certifications See Attachments

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes : Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes: Was the most recent fiscal audit submitted to HUD?(Kubnick & Warren, CPA)
3. No: Were there any findings as the result of that audit?

17. PHA Asset Management N/A

[24 CFR Part 903.7 9 (q)]

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes : Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Provided below: Meeting Minutes : **See Attachments, tab #11**
3. 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: Kept strictness of Pet Policy , due to concern for potential problems raised by residents. Prioritized weatherization work, due to complaints. Establish a reasonable community service policy.
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Resident member will be addressed at the onset of the next vacancy on the Board of Trustees. All current board member positions are filled.

3. Description of Resident Election Process

a. 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
- X Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- X 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)

c. Eligible voters: (select all that apply)

- X All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- X Other Currently all board members are appointed by the Mayor of the City. This process must be reviewed when representative is selected.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: State of Wisconsin

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 in the jurisdiction 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)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Certification letter to be received after review by Milwaukee County.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	115,386.00
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
N/A	N/A	N/A	N/A

**Annual Statement
 Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
N/A	N/A	N/A

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>