

<h1>5-Year PHA Plan</h1> <h2>(for All PHAs)</h2>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 03/31/2024</p>
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<p>A.</p>	<p>PHA Information.</p>														
<p>A.1</p>	<p> PHA Name: South Milwaukee Housing Auth. PHA Code: WI008 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The PHA 5 Year Plan is available to the public on the Housing Authority website, www.hacsm.org, at the PHA office, at the City Administration Building, and at the South Milwaukee Public Library. The Plan is also available via email by submission of a request to the Housing Authority office.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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<p>B.</p>	<p>Plan Elements. Required for all PHAs completing this form.</p>														
<p>B.1</p>	<p>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 for the next five years.</p> <p>The mission of the Housing Authority of the City of South Milwaukee is to provide adequate, safe, and affordable housing, economic opportunity, and a suitable living environment free from discrimination to low-income, very low-income, and extremely low-income families in southeast Wisconsin, and to assist families in creating a better quality of life and in improving family assets.</p>														
<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>PHA Goal: Expand availability of decent, safe, and affordable housing. Maintain HUD's "High Performer" status. Objectives: Reduce vacancies by decreasing unit turnaround times, and increase efforts to publicize waiting list availability. Continue appropriate training for HACSM staff to ensure a quality workforce. PHA Goal: Improve quality and attractiveness of assisted housing. Objectives: Continue to implement capital improvements to increase energy efficiency, attractiveness, and comfort of units such as upgrades to bathroom facilities, fixtures, modern resilient flooring, and project amenities. Respond promptly to work orders with the most efficient and expedient remedy possible. PHA Goal: Improve quality of life and economic vitality for residents, while promoting self-sufficiency and asset development of families and individuals. Objectives: Encourage Section 3 participation with PHA contractors. Provide notice of community opportunities through a monthly newsletter, PHA website, and social media postings. Offer information on starting/growing your own business, improving your financial health, job searching and interviewing skills, and home ownership. PHA Goal: Maintain up to date policies and procedures that are in compliance with HUD regulations and housing laws. Objectives: Annually review and update all HACSM policies and tenant documents and changes to HUD regulation, State and Federal housing laws, and update policies and procedures accordingly. PHA Goal: Ensure Equal Opportunity in housing for all. Objectives: Undertake affirmative measures to ensure access to assisted housing and a suitable living environment regardless of race, color, religion, national origin, sex, familial status, gender, and disability. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disability regardless of unit size required. The Housing Authority of the City of South Milwaukee staff continues to attend Fair Housing conferences and stays abreast of community needs and services by attending forums and meetings who support Federal, State, and Local fair housing laws.</p>														
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>														

	<p>Over the past 5 Years, the HACSM has maintained HUD's "High Performer" status, has improved unit turn-around times to reduce vacancies, and has expanded the attractiveness and energy efficiency of the project. These improvements include things like replacing windows, siding, roofing, flooring, and updated fixtures. During previous application acceptance periods,, additional advertising sources have been implemented in an effort to reach a broad range of applicants. The monthly newsletter provided to tenants provides a wide range of resources to tenants, and includes information regarding area programs, job opportunities, tenant resources, and community activities.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The HACSM provides detailed written information to all applicants and tenants regarding the rights of victims of domestic violence, dating violence, sexual assault, or stalking. HACSM staff have updated the VAWA policy and have included a comprehensive transfer plan for tenants that are impacted by qualifying domestic/dating violence, sexual assault or stalking. The HACSM will continue to provide information and offer assistance to any tenant or applicant regarding the rights provided under VAWA,, and will transfer affected tenants to other units as requested in accordance with the policy. Information regarding VAWA rights are provided to tenants as part of the monthly newsletter, with Notices from HACSM, and to applicants. All information provided to HACSM regarding domestic or dating violence, stalking or sexual assault will be retained in confidence.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendment is defined as: Changes to HACSM policies which alters the Authority's mission, or changes to rent and admission policies. Additions of non-emergency work items (not included in the current annual or 5-Year Plan) or change in use of replacement reserves. Substantial deviation/modification is defined as: Any change with regard to demolition or disposition, designation, homeownership, or conversion activities.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name: South Milwaukee Housing Auth.		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: WI008						
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	PARKCREST (WI008000001)	\$136,000.00	\$140,000.00	\$110,000.00	\$120,000.00	\$140,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARKCREST (W1008000001)			\$136,000.00
ID0000049	Operations(Operations (1406))	Operations including general PHA operating expenses, training, employee benefits, purchase of office supplies, cleaning supplies, light bulbs, paper towels and other supplies. We have not identified capital needs for these funds. Funds transferred to operations through BLI 1406 will not be used for capital activities.		\$50,000.00
ID0000050	Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Removal and replacement of aging and leaking water heaters in 15 units, including disposal of old water heaters. It is anticipated that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.		\$14,400.00
ID0000051	Ongoing Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Removal and replacement of vinyl tile flooring. This project will include approximately 10,000 sq. ft. of flooring replacement, removal of old flooring, disposal of building materials. It is anticipated that that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.		\$60,000.00
ID0000052	Concrete Pavement Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Removal and replacement of heavily cracked or damaged and deteriorated pavement including private sidewalks within PH property and in dumpster enclosure areas. Replacement of approximately 2,000 sq. ft. of pavement in coordination with City of South Milwaukee concrete pavement project.		\$11,600.00
	Subtotal of Estimated Cost			\$136,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (S)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARKCREST (WI008000001)			\$140,000.00
ID0000053	Operations(Operations (1406))	Operations including general PHA operating expenses, training, employee benefits, purchase of office supplies, cleaning supplies, light bulbs, paper towels and other supplies. We have not identified capital needs for these funds. Funds transferred to operations through BLI 1406 will not be used for capital activities.		\$50,000.00
ID0000054	Ongoing Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Removal and replacement of vinyl tile flooring. This project will include approximately 5,400 sq. ft. of flooring replacement, removal of old flooring, disposal of building materials. It is anticipated that that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.		\$35,000.00
ID0000055	Countertop Replacement(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Removal and replacement of aging and damaged laminate countertops. It is estimated that countertops will be replaced in 12 unit kitchens. This project will include removal of old countertops, disposal of building materials. It is anticipated that that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.		\$30,000.00
ID0000056	Interior Doors and Hardware(Dwelling Unit-Interior (1480)-Interior Doors)	Removal and replacement interior doors and hardware. This project will include replacement of approximately 72 interior doors and associated hardware, removal of old doors, hardware and trim, and disposal of building materials. It is anticipated that that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.		\$25,000.00
	Subtotal of Estimated Cost			\$140,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	PARKCREST (W1008000001)				\$110,000.00
ID0000057	Operations(Operations (1406))	Operations including general PHA operating expenses, training, employee benefits, purchase of office supplies, cleaning supplies, light bulbs, paper towels and other supplies. We have not identified capital needs for these funds. Funds transferred to operations through BLI 1406 will not be used for capital activities.			\$50,000.00
ID0000060	Replacement of Refrigerators and Electric Ranges(Non-Dwelling Interior (1480)-Appliances)	Replacement of ten (10) aging/damaged electric ranges and ten (10) aging/damaged refrigerators. Units will be replaced with energy efficient models to aid in energy conservation.			\$12,000.00
ID0000061	Concrete Pavement Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Removal and replacement of heavily cracked and deteriorated pavement along south end of property, including parking areas and trash collection sites. Replacement of approximately 7,000 sq. ft. of pavement in coordination with City of South Milwaukee concrete pavement project.			\$48,000.00
	Subtotal of Estimated Cost				\$110,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	PARKCREST (W1008000001)				\$120,000.00
ID0000058	Operations(Operations (1406))	Operations including general PHA operating expenses, training, employee benefits, purchase of office supplies, cleaning supplies, light bulbs, paper towels and other supplies. We have not identified capital needs for these funds. Funds transferred to operations through BLI 1406 will not be used for capital activities.			\$50,000.00
ID0000059	Sealing and Striping Parking Lots(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Signage)	Asphalt Parking Area Sealing: Tar and blacktop sealing of parking areas. This work will consist of crack sealing, blacktop crack and pothole repair, and blacktop refinishing of approximately 47,160 square feet of asphalt on PHA property. Paint Striping/Parking Areas: Work includes paint striping in all parking areas that are part of the PHA property. This activity includes approximately 2200 linear feet of paint striping, including parking lot marking, handicapped parking spaces and "no parking" areas.			\$15,000.00
ID0000062	Concrete Pavement Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Removal and replacement of heavily cracked and deteriorated pavement along south end of property, including parking areas and trash collection sites. Replacement of approximately 8,500 sq. ft. of pavement in coordination with City of South Milwaukee concrete pavement project.			\$55,000.00
	Subtotal of Estimated Cost				\$120,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	PARKCREST (W1008000001)				\$140,000.00
ID0000040	Tenant Programs/Resources(Management Improvement (1408)-Other)	This activity will include programs and resources for tenants to encourage self-sufficiency, financial improvement, homeownership, and other related topics. It is the PHA's plan to provide numerous resources to tenants to assist them in reaching financial independence.			\$2,000.00
ID0000044	Operations(Operations (1406))	Operations including general PHA operating expenses, training, employee benefits, purchase of office supplies, cleaning supplies, light bulbs, paper towels and other supplies. We have not identified capital needs for these funds. Funds transferred to operations through BLI 1406 will not be used for capital activities.			\$50,000.00
ID0000045	Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Removal and replacement of aging and leaking water heaters in 10 units, including disposal of old water heaters. It is anticipated that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors.			\$9,600.00
ID0000046	Refrigerator and Range/Oven Replacement(Non-Dwelling Interior (1480)-Appliances)	Replacement of fifteen (15) aging/damaged electric ranges and replacement of fifteen (15) aging/damaged refrigerators. Units will be replaced with energy efficient models to aid in energy conservation.			\$15,000.00
ID0000047	Replacement of Dumpsters(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Replacement and disposal of aging, rusted dumpsters owned by Housing Authority. These funds will be used to replace two (2) damaged and rusted dumpsters.			\$5,000.00
ID0000048	Bath and Shower Module Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Removal and replacement of bath and shower wall modules in twelve (12) units. Used building materials will be properly disposed of. It is anticipated that there will be no disturbance of asbestos or LBP with this work. If asbestos or LBP is detected, it will be properly handled and disposed of by certified contractors. Cost to include new plumbing, fixtures, tub and shower surround enclosure, sealing.			\$58,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$140,000.00