

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u> Merrill Housing Authority </u> PHA Code: <u> WI-017 </u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u> 01/01/2010 </u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u> 92 </u> Number of HCV units: <u> </u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	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: It is the mission of the Merrill Housing Authority to provide safe, clean, and respectable housing, at a reasonable cost, to low-income families, without discrimination. The Merrill Housing Authority is committed to serving our clients with integrity and efficiency and to work in cooperation with other agencies, in an effort to improve the quality of life in the community.												

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. 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>The goals in the next five years are essentially the same as in the previous five year. The Merrill Housing Authority will provide quality housing by assuring that the physical facility is maintain at a high standard with consistent modernization improvements, that the management structure is sound and fiscally responsible, and that the housing inventory is distributed fairly without discrimination.</p> <p>These goals have been met in that the Merrill Housing Authority has achieved “High Performer” ratings in the previous five years. That status takes into account management practices, financial stability, resident satisfaction, and the physical condition of the housing inventory. In addition to this standard the Merrill Housing Authority has been audited by an independent firm for each of the previous five years and the results were free of any findings. The Merrill Housing Authority plans to continue to achieve this type of results on into the future. The goal of resident involvement has not been very successful because the residents have shown little interest in forming a council.</p> <p>Goal #1: It is the intent of the Merrill Housing Authority to continue to achieve the “High Performer” status as it has in the past six years.</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. HUD shall recognize the Merrill Housing Authority as a high performer under the criteria promulgated by the PHAS system beginning in 1999 and for each year thereafter. 2. The Housing Authority staff will provide quality services to the clients which will be verified by high ratings on the customer satisfaction element of the PHAS system. <p>Goal #2: The Merrill Housing Authority will maintain its housing inventory in good condition and make improvements where necessary and to keep up with the times.</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. The Housing Authority will make a list of property improvements and submit an application for improvement funds to the HUD field office. 2. The Housing Authority will maintain systems to identify maintenance concerns and demonstrate that problems are addressed efficiently. 3. The Housing Authority will achieve a high score on the building inspection element of the PHAS system. <p>Goal #3: The Merrill Housing Authority shall manage its programs to promote fiscal stability and growth</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. The Housing Authority will have independent yearly audits which will be clear of any findings. 2. The Housing Authority will have income in excess of expenses. 3. The Housing Authority will invest excess income in program expansion projects or save that money (in secure investments) for future needs. <p>Goal #4: The Merrill Housing Authority will include its residents in the decision making process.</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. The residents will be encouraged to form a resident organization to voice concerns, opinions or initiate change. 2. Individual will be asked to participate on committees and be part of the planning process. <p>Goal #5: The Housing Authority will seek to have an occupancy rate of 95% to 100% of available units.</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. Records will be kept on an annual basis to monitor the occupancy rate. If the rate falls below 95% marketing strategies will be reviewed and changed to achieve better results. <p>Goal #6: The Housing Authority will ensure equal opportunity and affirmatively further fair housing for all applicants.</p> <ol style="list-style-type: none"> 1: The Housing Authority will undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex familial status, and disability
6.0	<p>PHA Plan Update</p> <ol style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>In my opinion, the Merrill Housing Authority has achieved its mission statement and goals as outlined in section 5.1 and 5.2 of this document. Paragraph 3 of section 5.2 has more detailed information.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p>The Merrill Housing Authority’s definition of a “significant amendment” is any alteration that changes the original intent of the plan. Minor changes which have little impact on the original intent will be permitted.</p> <p>(c) Violence Against Women Act Report:</p> <p>The Merrill Housing Authority has had no residents invoke the policy while applying for housing or while under the lease.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>The Resident Advisory Board was in agreement with the plan as presented. There were no comments to consider at the public hearing as no one was in attendance.</p> <p>(g) Challenged Elements</p> <p>None</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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