

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5-YearPlanforFiscalYears2000 -2004
AnnualPlanforfiscalYear2002

SouthBendHousingAuthority (IN015)

**NOTE:THISPHAPLAN STEMLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: SouthBendHousingAuthority

PHANumber: IN015

PHAFiscalYearBeginning:(10/2002)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2005
[24CFRPart903.5]

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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

THE MISSION OF THE SOUTH BEND HOUSING AUTHORITY IS TO RESPECT AND SERVE PEOPLE OF LOW AND MODERATE INCOME BY PROVIDING SAFE, DECENT HOUSING. IT IS A PRINCIPLE GOAL OF THE HOUSING AUTHORITY TO PROVIDE AN ENVIRONMENT, WHICH PROMOTES POSITIVE LEARNING AND SELF-SUFFICIENCY AS QUICKLY AS POSSIBLE.

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- Keep and/or expand number of section 8 landlords in spite of LB Prule
Implement PHFSS/Homeownership program.*

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHASscore)88(Appealpending)
 - Improvevouchermanagement:(SEMAPscore)63
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanage mentfunctions:
 - Renovateormodernizepublichousingunits:
 - Demolishordisposeofobsoletepublichousing:
 - Providereplacementpublichousing:
 - Providereplacementvouchers:
 - Other:(listbelow) ***SBHAWilldesignate95%ofitssingle -familyhomes aspotentialhomeownershipunits.SBHAwillapplytopurchaseHUDhomesat discountsandpassonsavingstoreidents.***

- PHAGoal:Increaseassist edhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprograms:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvit ality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasures todeconcentratepovertybybringinghigherincome publichousinghouseholdsin tolowerincomedevelopments:
 - Implementmeasures topromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesinto higherincome developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly, personswithdisabiliti es)
 - Other:(listbelow) ***ImplementPublicHousingSelf -sufficiencyProgram.***

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) *Consider Designating developments as FSS - developments with additional amenities and admittance criteria.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below) *Continually evaluate Fair Housing regulation to ensure compliance.*

Other PHA Goals and Objectives: (list below)

*Implement a Section 8 Homeownership Program
Implement Public Housing FSS/Homeownership contract with residents.
Designate 95% of all PHA's single-family units as potential homeownership units
Acquire additional homes for Public Housing*

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

The South Bend Housing Authority has prepared this annual plan in compliance with section 511 of the quality housing and work responsibility act of 1998 and the ensuing HUD requirements. We have adopted the following mission statement that guides the goals and activities of the South Bend Housing Authority:

The mission of the South Bend Housing Authority is to respect and serve people of low and moderate income by providing safe, decent housing. It is a principle goal of the housing authority to provide an environment, which promotes positive learning and self-sufficiency as quickly as possible.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,anda listofsupporting documentsavailableforpublicinspection .

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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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (**in015g03.doc**)
- FY2002 Capital Fund Program Annual Statement()
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (**in015e03.jpg**)
- FY2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Comments are included .*
- x Other (List below, providing each attachment name) Voluntary Conversion of Public Housing Stock Analysis(*in015h03.doc*)
 - Deconcentration Analysis(**in015g03.doc**)
 - RASS(in015o03.jpg)
 - Capital Fund **in015m03.xls1.jpg, in015m03.xls2.jpg, in015i03.xls, in015j03.xls, in015k03.xls**

Supporting Documents Available for Review

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	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and <input checked="" type="checkbox"/> 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology 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
	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input type="checkbox"/>	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	Annual Plan: Conversion of Public Housing
<input type="checkbox"/>	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
<input type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi -annual performance report for any open	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	grant and most recently submitted PHDEP application <input type="checkbox"/> (PHDEP Plan)	
<input checked="" type="checkbox"/>	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<input checked="" type="checkbox"/>	Voluntary Conversion of Public Housing Stock Analysis	Annual Plan FY -2002

1. Statement of Housing Needs

[24 CFR Part 903.79(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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income ≤ 30% of AMI	7,784	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Income > 30% but ≤ 50% of AMI	7,244	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Income > 50% but < 80% of AMI	5,414	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Elderly	8,609	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Families with Disabilities	2,500	80% have cost burden	855	N/A	N/A	N/A	74% of stock is in South Bend
Black/Non Hispanic	20,143	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Hispanic	4,284	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Other	2,023	N/A	N/A	N/A	N/A	N/A	74% of stock is South Bend

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
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 19 99
- Other housing market study
Indicate year: 2001
- 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

State the housing needs of the families on the PHA's waiting list/s **. Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant - based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub - jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3585		
Extremely low income <= 30% AMI		81	
Very low income (> 30% but <= 50% AMI)		15	
Low income		4	

HousingNeeds ofFamiliesontheWaitingList			
(>50%but<80% AMI)			
Familieswith children	2145	59.83	
Elderlyfamilies	174	4.85	
Familieswith Disabilities	571	15.92	
Black	2439	68.03	
White	1071	35.35	
Amer/Ind	55	1.53	
Asian	19	.53	
Ethnic			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	1196	33.37	
2BR	1222	34.09	
3BR	821	22.90	
4BR	279	7.7	
5BR	66	1.94	
5+BR	0	0	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)?0 DoesthePHAexpectoreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaiti nglis(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1180		

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

Other (list below) ***Have developed a Force Account Labor team to lower cost of bringing units online*** Other (list below)

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

Select all that apply

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

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

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIntenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswitheconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:Spe cificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow) *Conductspecializedoutreachtoseniors.*

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Sekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettoalocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$2,423,740	
b) Public Housing Capital Fund	1,612,828	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	64,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,227,188	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	209,821	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
CapFund -2000	531,000	CapImprovements
CapFund -2001	1,777,311	CapImprovements
3.Public Housing Dwelling Rental Income		
	992,040	Operations
4.Other income (list below)		
Interest	60,000	Operations
Other	60,000	Operations
(maint.charges, legal fees, late charges Laundry Equipment)		
4.Non -federal sources (list below)		
Total resources	\$17,957,928	

3.PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A.Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) *Previous Residency in Public Housing*

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

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

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) *Will accommodate disabled.*

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0

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)

(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 No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes 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 transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

Elderly, disabled, police officers, and Section 8 participants who've been displaced from units with LBP

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

Former Federal preferences:

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

Other preferences: (select below)

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

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

2 Displaced from Section 8 unit due to LBP

2 Elderly, disabled, police officers

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) New Resident Orientation

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list): *Anytime income increases at \$100/month \$1200/annual rate.*

(6) Deconcentration and Income Mixing

a. Yes. No: Did the PHA's analysis of its family (general occupancy) developmentstodetermineconcentrationsofpovertyindicatethe needformeasurestopromotedeconcentrationofpovertyor incomemixing?

b. Yes 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. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site -based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes 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?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below) *Reevaluated flat rent rates after market analysis that included section 8 data as well as public housing and other private rental rates.*

f. 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

List (any applicable) developments below:

Laurel Court and South Bend Avenue

g. 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

List (any applicable) developments below: All scattered sites and single -family homes.

(See deconcentration attachment (***in015g03.doc***))

B. Section 8

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

(1) Eligibility

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

Criminal or drug -related activity only to the extent required by law or regulation

Criminal and drug -related activity, more extensively than required by law or regulation

More general screening than criminal and drug -related activity (list factors below)

Other (list below)

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
 Other (describe below) *Provide references of any prior PH tenants (rent, housekeeping)*

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit? *One extra 60 -day period. Upto 120 days total.*

If yes, state circumstances below:

Family unable to locate unit. Reasonable accommodations .

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)

- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefings sessions and written materials
- Other (list below) section 8 newsletter

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

- Through published notices
- Other (list below) General Media

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

Flat rents are 65% of FMR

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Flat rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR) at 65% of,
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **100/month or 1200/annually**
- Other (list below) Anytime a family has a decrease in income.*

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) *Real Estate market study of County by Real Estate Management Corporation*

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	841	200
Section 8 Vouchers	2084	350
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	841	200

Other Federal Programs (list individually)		
Turnkey III	4	4

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
SBHA Maintenance and Preventative Maintenance Plan
- (2) Section 8 Management: (list below)
Section 8 Administrative and Continuing Occupancy Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(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 No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

Use of outside agency/individuals and residents services staff as hearing officers.

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

- 1. Yes No: Has the PHA established informal review procedures for applicantstotheSection8tenant -basedassistanceprogramand informalhearingproceduresforfamiliesassistedbytheSection 8tenant -basedassistanceprograminadditiontofederal requirementsfoundat24CFR982?

If yes, list additionstofederalrequirementsbelow:

Use of outside agency/individuals and residents services staff as hearing officers

- 2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

Please see attachment (in015i03.xls and in015j03.xls)

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

Please see attachment (in015i03.xls and in015j03.xls)

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (**in015i03.xls and in015j03.xls**)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund?(if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (**in015i03.xls and in015j03.xls**)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below:(if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPEVI revitalization grant?(if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? If yes, list developments or activities below: Will apply for HOME funding to modernize some scattered site units and convert to Section 8.

Yes No: e) Will the PHA be conducting any other public housing development or re placement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Northwest
1b. Development (project) number:	IN36P015003
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(04/04/97;05/25/02)</u>
5. Number of units affected:	22
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	

a. Actual or projected start date of activity:

b. Projected end date of activity: Start is 08/2002 End Date is Nov/2002

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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	

<input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act D

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD (with this plan) <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: ()

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 95% of All Single Family Homes	
1b. Development (project) number: All IN015	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission	<u>15/08/2002</u>
5. Number of units affected: 95% of 539	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Preference for Families in FSS Program

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Housing University (Job Preparation)	200	Register	Transportation provided	No; Residents get preference
Family Literacy (GED)	35	Sign-up	"	Families
Memorial Health System	853	Sign-up	Walk-ins	"
Workforce Development	100	Sign-up	Walk-ins	"
Real Services	50	Walk-in	Delivered	"
Public Library	270	Walk-up	Walk-up	"

Churches	75	Sign-up	Delivered	“
Sorority	50	Sign-up	Delivered	“
SouthBendSchoolCorporation	250	Sign-up	SiteSpecific	“
VNA	10	Contracted	Delivered	Residentonly
SBPoliceDept.	300	Sign-up	Delivered	“
NotreDame&SaintMary’s	300	Sign-up	Delivered/Transported	“
IndianaUniversity	853	Sign-up	Delivered	“
BethelCollege	60	Sign-up	Delivered	“
Boys&GirlScouts	75	Sign-up	Transportation	“
ISTEP+Remediation	50	Sign-up	Delivered	“
PurdueUniversity	75	Sign-up/referral	Delivered	“
Homework Center	200	Sign-up/walk-in	Delivered	“
SeniorComputerClasses	20	Sign-up/walk-in	Delivered	“
YouthSports	150	Sign-up	Delivered	“
DrugIntervention/Prevention	853	Sign-up/walk-in	Delivered	Residentonly

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/07/01)
Public Housing	0	0
Section 8	28	102

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

N/A

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to component D.

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 (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below) *See RASS Follow -up Plan*

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

All developments are subject to the same type of activity. There is a fluctuation of activity that is monitored and responded to by the allocation of additional resources to any area that warrants such.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

All developments are subject to the same type of activity. There is a fluctuation of activity that is monitored and responded to by the allocation of additional resources to any area that warrants such.

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)

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

1. Which developments are most affected? (list below)

2.

All developments are subject to the same type of activity. There is a fluctuation of activity that is monitored and responded to by the allocation of additional resources to any area that warrants such

D.Addition alinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfund.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlan.
- Yes No:

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

SBHAPetpolicymeetsrequirements ofthe July10,2000FinalRule and24CFRPart960

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertifications ofCompliance withthePHAPlansandRelatedRegulations.

16.FiscalAudit

[24CFRPart903.79(p)]

1. Yes No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?
(Ifno,skiptocomponent17.)
2. Yes No: Wash emostrecentfiscalauditsubmittedtoHUD?
3. Yes No: Werethereanyfindingsastheresultofthataudit?
4. Yes No: Iftherewereanyfindings,doanyremainunresolved?
Ifyes,howmanyunresolvedfindingsremain?_____
5. Yes No: Haveresponsestoanyunresolvedfindingsbeensubmittedto HUD?
Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAs arenotrequiredtocompletethiscomponent. HighperformingandsmallPHAsarenotrequiredtocompletethiscomponent.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
3. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: 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)
- Attached at Attachment (Filename)
 - Provided below:
- Q1) What was the 96-hour Community Service Requirement that has been dropped?
- A1) This was a provision that is no longer applicable at SBHA. HUD had mandated that all residents (except those excluded due to age, disability or employment) must perform 96-hour of community service or the PHA could elect not to renew their lease. Congress told HUD that PHA's could no longer use any federal resources to enforce this requirement, unless the PHA had a HOPE VI revitalization grant. Accordingly, SBHA no longer has this as part of their lease.
- Q2) Is the SBHA Public Housing Homeownership Program limited to those under 62-years of age.

- A2) The SBHA Public Housing Homeownership Program will be limited only by federal income guidelines. The minimum income will be \$10,500 annual income.
- Q3) What services/programs will SBHA provide residents to help them achieve self-sufficiency?
- A3) SBHA will provide a wider range of services to any resident wishing to enroll in such classes as employment assistance, educational enrichment, job preparation, childcare, transportation, homeownership classes, nutrition, budgeting, or home maintenance classes. Classes will not be limited to those listed here but will be added/adapted to meet the needs of the residents. While SBHA may not directly provide these classes, SBHA will ensure that any resident wishing to take such classes will have the assistance they need.

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:

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 there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

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

b. Eligible candidates: (select one)

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

Other(list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)

Representatives of all PHA resident and assisted family organizations

Other(list)

d. List of officers of Residents on the PHA Board

President:	Erma Jackson
Vice President:	Michelle Jones
Recording Secretary:	Alesia Teaque
Treasurer:	Mary Liggins
Corresponding Secretary:	Elizabeth Miller
At Large:	Marvelous Johnson

Resident Member of Board of Commissioners: Susie Harvey - Tate

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: (*St. Joseph County, Indiana*)

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 need 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 initiative contained in the Consolidated Plan. (list below)
Demolition of 8 units at Northwest Apartments

Other: (list below)

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

B. 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 III ()

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

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

Original Annual Statement ([See attachments in 015i03.xls, 015j03.xls, 015k03.xls](#))

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
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 Non Dwelling Structures	
13	1475 Non Dwelling 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	

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

(Seeattachmentsin015m03.xls1.jpg,in015m03.xls2.jpg)

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

in015m03.xls1.jpg,in015m03.xls2.jpg, in015i03.xls,in015j03.xls,in015k03.xls)

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndin gDate)

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)
<p>See attachment (in015m03.xls1.jpg, in015m03.xls2.jpg, in015i03.xls, in015j03.xls, in015k03.xls)</p>					
Totalestimatedcostovertnext5years					

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>
		(<i>See Attachment in 015a03.doc</i>)						

SBHA Follow-up Plan

RASS FY-2002

On Friday June 28, 2002 the Resident Council met to discuss the results of the RASS Survey.

Four hundred and nine (409) surveys were mailed out and one hundred and forty two (142) were returned. The response rate was 35%.

The survey consisted of five categories and a response is required on three sections. The Maintenance and Repair and Services sections did not need a response.

After a lengthy discussion the following results were obtained:

Communication:

- The Resident Council will become more visible in the developments and become a voice for the residents with issues pertaining to them.
- Have more frequent newsletters to inform residents of what's happening

Safety:

- Is there another type of lock for doors that would not require you to lock from outside each time you leave?
- Could an extended firewall be added to homes that have the stove sitting at the back door

Neighborhood Appearance:

Make residents accountable for trash. Charge them when they won't pick it up.

Continue to write grants to plant flowers and shrubbery. The grant written for this year was denied because of lack of funds.

Enforce new resident orientation to let residents know obligations as a tenant.

Enforce Housekeeping classes to ensure that residents keep their units clean and safe

**Five-Year Action Plan
Part I: Summary
Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2077-0177 (Rev. 7/2006)

HA Name: HOUSING AUTHORITY OF THE CITY
SOUTH BEND, IN

Locality: 030000014 State:
SOUTH BEND, IN (0308PM) INDIANA

Original Revision box

A. Development Number/Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
					FFY: 2005	FFY: 2006
N-15-03, THE PLAZA	\$95,000	\$0	\$0	\$0	\$0	\$0
N-15-02, MCNIRDE CIRCLE	\$0	\$0	\$0	\$0	\$0	\$0
N-15-03A, NORTHWEST	\$640,000	\$0	\$0	\$0	\$0	\$0
N-15-04, QUADS	\$0	\$0	\$0	\$0	\$0	\$0
N-15-04, WEST-COIT	\$25,000	\$0	\$0	\$0	\$0	\$0
N-15-12, SCATTERED SITES	\$0	\$0	\$0	\$0	\$0	\$0
N-15-17/8, SCATTERED SITES	\$120,000	\$394,000	\$455,000	\$455,000	\$1,172,147	\$0
N-15-ALL	\$420,000	\$915,525	\$899,992	\$899,992	\$1,172,147	\$1,172,147
HA-15-06, CONDIGNENCY OF XX	\$0	\$0	\$0	\$0	\$0	\$0
B. Physical Improvement Subtotal	\$1,290,000	\$1,200,525	\$1,545,000	\$1,545,000	\$1,172,147	\$1,172,147
C. Management Improvements	\$70,500	\$70,500	\$70,500	\$70,500	\$67,189	\$67,189
D. In-Place Maintaining Structures & Equipment	\$225,525	\$40,465	\$0	\$0	\$175,000	\$175,000
E. Administration	\$101,208	\$101,208	\$101,208	\$101,208	\$101,208	\$101,208
F. Other (Fees & Costs and Reversion)	\$40,000	\$0	\$25,000	\$25,000	\$17,150	\$0
G. Operations	\$0	\$0	\$0	\$0	\$0	\$0
H. Demolition	\$0	\$0	\$0	\$0	\$0	\$0
I. Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0
J. Mod Used for Development	\$0	\$0	\$0	\$0	\$0	\$0
K. Total CGP Funds	\$1,813,262	\$1,812,828	\$1,812,828	\$1,812,828	\$1,812,828	\$1,812,828
L. Total Non-CGP Funds	\$0	\$0	\$0	\$0	\$0	\$0
M. Grand Total	\$1,813,262	\$1,812,828	\$1,812,828	\$1,812,828	\$1,812,828	\$1,812,828

Signature of Executive Director of HA: *[Signature]* Signature of Public Housing Director/Chief of Administrative Programs: *[Signature]* Date: *7/14/08*

[Signature]

CAPITAL FUND FIVE YEAR PLAN 2000-2004

WorkItem	BudgetLineItem (BLI)	Units@ Price/Unit	Amount	BLITotal	Changes from Original Plan
<u>Year1(2000)</u>					
<u>Management Improvements</u>					
Staff & Commissioner Training	1408		16,893.20		
Annual Report	1408		3,193.52		
Resident Initiatives (i.e. Back to School Picnic, Study Centers & \$3 for each unit for Resident Councils)	1408		71,847.38		
Executive Director's Vehicle Exp	1408		21,261.77		
Computer Upgrade	1408		64,368.81		
Quality Control Analyst	1408		30,143.74		
Homeownership Coordinator	1408		13,648.29		
				221,356.71	
<u>Administration</u>					
1/8 wages and benefits for Executive Director, Finance Manager & 3 Senior Accountants	1410		204,986.62		
25% wages & benefits for Warehouse Clerk	1410				
Sundry (e.g. Advertising)	1410		9,590.00		
100% wages and benefits for Development Manager, Development Secretary & Construction Inspector	1410				
				214,576.62	
<u>Fees & Costs</u>					
A & E Fees	1430		24,111.45		
				24,111.45	
<u>Site Improvements</u>					
Playground Equipment at Monroe Circle	1450		0.00		\$8,195 is being moved to 2002
Sidewalk/Driveway/Prkg Lot	1450		35,760.00		
				35,760.00	
<u>Dwelling Structures</u>					
Install Showers at NW and Monroe Circle and replace bathroom windows at Monroe Circle	1460	134 @ \$1,100	0.00		\$75,000 is being moved to 2002 \$469,253 is being moved to 2002
Exterior Work, Roof, Siding, Gutters, etc. at NW Comprehensive Mod on 15-12 Units	1460	17 @ \$17,500	239,887.95		
Roofs at the Quads	1460	13 @ \$15,000	243,676.00		
Install range hoods as needed, including possible rehab work as needed at 628	1460		3,370.14		
Replace Windows at 628 as needed	1460		1,425.90		
Force Account Wages & Benefits	1460		319,153.72		
Harbor Home Exterior Doors	1460		27,958.50		
Section 504 Conversion	1460		185,935.03		
Comprehensive Mod on 15-10 Units	1460		25,370.51		
Emerg Plumbing \ Sewer Repair	1460		10,836.79		
Emerg Roof \ Gutter \ Siding Repair	1460		65,993.65		
Emerg Smoke Detector Rep	1460		32,774.22		
				1,156,382.41	
<u>Dwelling Equipment</u>					
Range Refrigerators	1465		21,876.00		
				21,876.00	

CAPITAL FUND FIVE YEAR PLAN 2000-2004

<u>WorkItem</u>	<u>BudgetLineItem (BLI)</u>	<u>Units@ Price/Unit</u>	<u>Amount</u>	<u>BLITotal</u>	<u>Changes from Original Plan</u>
<u>Nondwelling Structures</u>					
Replace Carpeting/Tile at Administration & Maintenance Bldgs	1470		0.00		\$30,000 is being moved to 2002.
Air Purifying System for Administration Bldg	1470		9,568.76		
Siding on Maintenance Building	1470	1 @ \$52,000	0.00		\$10,000 is being moved to 2002
				9,568.76	
<u>Non-Dwelling Equipment</u>					
Maintenance Vehicles	1475		24,700.03		
Maintenance Tools	1475		18,516.90		
Computer Equipment	1475		23,157.64		
				66,374.57	
<u>Demolition</u>					
Demolish 8 Units at NW	1485	8 @ \$6,250	12,910.48		
				12,910.48	
<u>Relocation</u>					
Relocate residents for Comp Mod work	1495		14,394.00		\$10,606 is being moved to 2002.
				14,394.00	
Total for 2000				1,777,311.00	\$0.00

Year 2 (2001)

<u>Management Improvements</u>					
Staff & Commissioner Training	1408		20,000.00		No Change
Annual Report	1408		7,500.00		No Change
Resident Initiatives (i.e. Back to School Picnic, Study Centers & \$3 for each unit for Resident Councils)	1408		9,500.00		No Change
Executive Director's Vehicle Exp	1408		16,000.00		3582.13
Computer Upgrade	1408		40,000.00		\$10,016
Quality Control Analyst	1408		52,590.00		
Homeownership Coordinator	1408		47,220.00	192,810.00	
<u>Administration</u>					
1/8 wages and benefits for Executive Director, Finance Manager & 3 Senior Accountants	1410		33,000.00		\$31,077
25% wages & benefits for Warehouse Clerk	1410		10,500.00		\$0
Sundry (e.g. Advertising)	1410		10,000.00		\$0
100% wages and benefits for Development Manager, Development Secretary & Construction Inspector	1410		127,836.00	181,336.00	\$115,000
<u>Fees & Costs</u>					
A & E Fees	1430		30,000.00	30,000.00	No Change
<u>Site Improvements</u>					

CAPITALFUND FIVE YEAR PLAN 2000-2004

WorkItem	BudgetLineItem (BLI)	Units@ Price/Unit	Amount	BLITotal	Changesfrom OriginalPlan
ParkingLotsatNW	1450		100,000.00	100,000.00	\$18,195, \$35,000fromFY
<u>DwellingStructures</u>					
Clean/RepairPlumbing&/orSewerLines-AllSites	1460		50,000.00		
WaterTreatmentAdditiveTankfor501&628Bldgs	1460		4,000.00		
DemoAbandonedSysEquipin628Bldg	1460		25,000.00		
RewireUnitSmokeDetectorsinCentralPanel-501&628Bldgs	1460		20,000.00		
CompModUnits-15-12	1460		221,000.00		
ForceAcctWages&Benefits	1460		85,000.00		
ReplaceBoiler-501Bldg	1460		30,000.00		
ReplaceWindowsasNeeded628Bldg	1460		90,000.00		
VacantUnitPrep	1460		37,690.00		
Flooring-AllSites	1460		19,000.00		
PaintOccupiedUnits	1460		10,000.00		
InteriorCompModatNW	1460	20@\$32,000	640,000.00	1,231,690.00	NoChange
<u>Non-DwellingEquipment</u>					
ComputerEquipment	1475.01		67,526.00	67,526.00	
<u>Relocation</u>					
ResidentRelocation	1495.01		10,000.00	10,000.00	
Totalfor2001				1,813,362.00	

CAPITAL FUND FIVE YEAR PLAN 2000-2004

<u>WorkItem</u>	<u>BudgetLineItem (BLI)</u>	<u>Units@ Price/Unit</u>	<u>Amount</u>	<u>BLITotal</u>	<u>Changes from Original Plan</u>
<u>Year3(2002)</u>					
<u>ManagementImprovements</u>					
Staff&CommissionerTraining	1408		20,000.00		NoChange
AnnualReport	1408		7,500.00		NoChange
ResidentInitiatives(i.e.BacktoSchoolPicnic,Study Centers&\$3foreachunitforResidentCouncils)	1408		12,000.00		\$8,000
ExecutiveDirector'sVehicleExp	1408		21,300.00		NoChange
QualityControlAnalyst	1408		52,590.00		
HomeownershipCoordinator	1408		47,220.00		
ComputerUpgrade	1408		20,000.00	180,610.00	\$10,000
<u>Administration</u>					
1/8wagesandbenefitsforExecutiveDirector,Finance Manager&3SeniorAccountants	1410		33,000.00		\$31,077
25%wages&benefitsforWarehouseClerk	1410		10,500.00		\$0
Sundry(e.g.Advertising)	1410		10,000.00		\$0
100%wagesandbenefitsforDevelopmentManager, DevelopmentSecretary&ConstructionInspector	1410		167,900.00	221,400.00	\$115,000
<u>Fees&Costs</u>					
A&EFees	1430		35,000.00	35,000.00	\$10,000
<u>SiteImprovements</u>					
PlaygroundEquipmentatMonroeCircle	1450		8,195.00		Movedfromyear 2000
LandscapingatAllSites	1450		25,000.00		\$10,000
WroughtIronFencingatScatteredSites	1450		60,000.00		NoChange
SidewalkRepairatAllSites	1450		125,000.00	218,195.00	\$75,000
<u>DwellingStructures</u>					
InstallShowersatNWandMCandreplacewindows@MC	1460	134@\$1,100	75,000.00		Movedfromyear 2000
ExteriorWork,Roof,Siding,Gutters,etc.atNW	1460		469,253.00		\$469,253Moved fromyear2000
ReplaceTrashCompactors501&628	1460	2@\$15,000	30,000.00		MovedfromFY 2003
CompMod@15-17&15-18	1460	10@\$35,000	185,517.00		10unitsfrom FY2004
InteriorCompModatNW	1460	20@\$32,000	274,951.00	1,034,721.00	NoChange
<u>DwellingEquipment</u>					
ReplacementRanges&Refrigerators	1465		35,000.00	35,000.00	\$0
<u>NondwellingStructures</u>					
ReplaceCarpeting/TileatAdmin.&Maint.Bldgs	1470		30,000.00		Movedfromyear 2000
SidingonMaintenanceBuilding	1470		10,000.00	40,000.00	Movedfromyear 2000
<u>NondwellingEquipment</u>					

CAPITAL FUND FIVE YEAR PLAN 2000-2004

Work Item	Budget Line Item (BLI)	Units @ Price/Unit	Amount	BLI Total	Changes from Original Plan
Three(3) Replacement Maintenance Vehicles	1475	3 @ \$15,000	45,000.00		1 vehicle, \$15,000
Computer Equipment	1475		125,000.00		\$0
One(1) Replacement 15 Passenger Van for Resident Services	1475	1 @ \$25,000	25,000.00		Moved from FY 2004
Maintenance/Force Account Tools	1475		36,578.00	231,578.00	\$15,695
 <u>Relocation</u>					
Relocate residents for Comp Mod work	1495		10,606.00	10,606.00	Moved from year 2000
Total for 2002				<u><u>2,007,110.00</u></u>	

CAPITAL FUND FIVE YEAR PLAN 2000-2004

<u>WorkItem</u>	<u>BudgetLineItem (BLI)</u>	<u>Units@ Price/Unit</u>	<u>Amount</u>	<u>BLITotal</u>	<u>Changesfrom OriginalPlan</u>
<u>Year4(2003)</u>					
<u>ManagementImprovements</u>					
Staff&CommissionerTraining	1408		20,000.00		NoChange
AnnualReport	1408		7,500.00		NoChange
ResidentInitiatives(i.e.BacktoSchoolPicnic,Study Centers&\$3foreachunitforResidentCouncils)	1408		8,000.00		NoChange
ExecutiveDirector'sVehicleExp	1408		21,300.00		NoChange
QualityControlAnalyst	1408		52,590.00		
HomeownershipCoordinator	1408		47,220.00		
ComputerUpgrade	1408		10,000.00	166,610.00	NoChange
<u>Administration</u>					
1/8wagesandbenefitsforExecutiveDirector,Finance Manager&3SeniorAccountants	1410		33,000.00		\$31,077
25%wages&benefitsforWarehouseClerk	1410		10,500.00		\$0
Sundry(e.g.Advertising)	1410		10,000.00		\$0
100%wagesandbenefitsforDevelopmentManager, DevelopmentSecretary&ConstructionInspector	1410		124,233.00	177,733.00	\$115,000
<u>Fees&Costs</u>					
A&EFees	1430		25,000.00	25,000.00	NoChange
<u>DwellingStructures</u>					
CompMod@15-17&15-18	1460	28@\$35,000	815,517.00		\$700,000
Develop/AcquireNewHousingUnits	1460		540,578.00	1,356,095.00	\$505,695
Totalfor2003				<u><u>1,725,438.00</u></u>	

CAPITAL FUND FIVE YEAR PLAN 2000-2004

<u>WorkItem</u>	<u>BudgetLineItem (BLI)</u>	<u>Units@ Price/Unit</u>	<u>Amount</u>	<u>BLITotal</u>	<u>Changesfrom OriginalPlan</u>
<u>Year5(2004)</u>					
<u>ManagementImprovements</u>					
Staff&CommissionerTraining	1408		20,000.00		NoChange
AnnualReport	1408		7,500.00		NoChange
ResidentInitiatives(i.e.BacktoSchoolPicnic,Study Centers&\$3foreachunitforResidentCouncils)	1408		8,000.00		NoChange
ExecutiveDirector'sVehicleExp	1408		21,300.00		NoChange
QualityControlAnalyst	1408		52,590.00		
HomeownershipCoordinator	1408		47,220.00		
ComputerUpgrade	1408		15,695.00	172,305.00	NoChange
<u>Administration</u>					
1/8wagesandbenefitsforExecutiveDirector,Finance Manager&3SeniorAccountants	1410		33,000.00		\$31,077
25%wages&benefitsforWarehouseClerk	1410		10,500.00		\$0
Sundry(e.g.Advertising)	1410		10,000.00		\$0
100%wagesandbenefitsforDevelopmentManager, DevelopmentSecretary&ConstructionInspector	1410		124,233.00	177,733.00	\$115,000
<u>Fees&Costs</u>					
A&EFees	1430		17,150.00	17,150.00	\$10,000
<u>DwellingStructures</u>					
Develop/AcquireNewHousingUnits	1460		177,733.00		\$0
CompMod@15-17&15-18	1460	35@\$35,000	1,060,517.00		\$1,125,000
CheckValvesforAllSites	1460		10,000.00	1,248,250.00	NoChange
<u>DwellingEquipment</u>					
ReplacementRanges&Refrigerators	1465		20,000.00	20,000.00	NoChange
<u>NondwellingEquipment</u>					
ComputerEquipment	1475		35,000.00		NoChange
TwoReplacement(2)MaintenanceVehicles	1475	2@\$15,000	30,000.00		NoChange
One(1)Replacement15PassengerVanforResident Services	1475	1@\$25,000	25,000.00	90,000.00	NoChange
Totalfor2004				<u>1,725,438.00</u>	

**Annual Statement/
Performance and Evaluation Report**
Part I: Summary
Comprehensive Grant Program (CGP) (Capital Fund 2002)

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

OMB Approval No. 2

HAN Name Housing Authority of the City of South Bend	Comprehensive Grant Number IN36PO15050102	FFY of Grant Approval 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _ _ Performance and Evaluation Report for Program Year Ending March 31, 2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)
		Original	Revised (1)	Obligated
1	Total Non-CGPF Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$ 180,610.00	\$ -	\$ -
4	1410 Administration	\$221,400.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$ 35,000.00	\$ -	\$ -
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$ 218,195.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,034,721.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$35,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$40,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$ 231,578.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$ 10,606.00	\$ -	\$ -
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,007,110.00	\$0.00	\$0.00
21	Amount of line 20 related to LBP Activities	\$0.00	\$0.00	\$0.00
22	Amount of line 20 related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
23	Amount of line 20 related to Security	\$0.00	\$0.00	\$0.00
24	Amount of line 20 related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**AnnualStatement/
PerformanceandEvaluationReport**

**PartII: SupportingPages
ComprehensiveGrantProgram(CGP) (CapitalFund2002)**

**U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing**

OMBApproval2577-0157(Exp.3/31/2001)

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated(2)	Funds Expended(2)
<u>ManagementImprovements</u>							
PHA-Wide	Staff/CommissionerTraining	1408.010		\$20,000.00	\$0.00	\$0.00	\$0.00
	ComputerUpgrade	1408.020		\$20,000.00	\$0.00	\$0.00	\$0.00
	AnnualReport	1408.030		\$7,500.00	\$0.00	\$0.00	\$0.00
	ResidentInitiatives	1408.040		\$12,000.00	\$0.00	\$0.00	\$0.00
	ExecutiveDirectorCarExpense	1408.050		\$21,300.00	\$0.00	\$0.00	\$0.00
	QualityControlAnalyst	1408.060		\$52,590.00	\$0.00	\$0.00	\$0.00
	HomeownershipCoordinator	1408.070		\$47,220.00	\$0.00	\$0.00	\$0.00
	TotalforAccount1408			\$180,610.00	\$-	\$-	\$-
<u>Administration</u>							
PHA-Wide	12.5%-ExDir,AcctgCoord,PayrollAcct&A/PClk;20%FinMgr; 40%WarehouseClk;50%PurAgent;100%Plan&DevMgr,Plan& DevAsst&ConstructionInspector	1410.010		\$211,400.00	\$0.00	\$0.00	\$0.00
	Sundry	1410.020		\$10,000.00	\$-	\$-	\$-
	TotalForAccount1410			\$221,400.00	\$0.00	\$0.00	\$0.00
<u>FeesandCosts</u>							
PHA-Wide	A&EFeesforDesignandConstruction	1430.010		\$35,000.00	\$0.00	\$0.00	\$0.00
	TotalforAccount1430			\$35,000.00	\$-	\$-	\$-
<u>SITEIMPROVEMENTS</u>							
PHA-Wide	PlaygroundEquipmentatMonroeCircle	1450.01		\$8,195.00	\$-	\$-	\$-
	LandscapingatAllSites	1450.020		\$25,000.00	\$-	\$-	\$-
	WroughtIronFencingatScatteredSites	1450.030		\$60,000.00	\$-	\$-	\$-
	SidewalkRepairatAllSites	1450.040		\$125,000.00	\$-	\$-	\$-
	ParkingLots-Northwest	1450.050		\$-	\$-	\$-	\$-
	TotalforAccount1450			\$218,195.00	\$-	\$-	\$-

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

<u>DwellingStructures</u>						
InstallShowersatNWandMCandreplacebathroomwindowsatMC	1460.010	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -
ExteriorWork, Roof, Siding, Gutters, etc. atNW	1460.020	\$ 469,253.00	\$ -	\$ -	\$ -	\$ -
ReplaceTrashCompactors501&628	1460.030	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
CompMod@15-17&15-18	1460.040	\$ 185,517.00	\$ -	\$ -	\$ -	\$ -
InteriorCompModatNW	1460.050	\$ 274,951.00	\$ -	\$ -	\$ -	\$ -
Clean/RepairPlumbing&/orSewerLines-AllSites	1460.060	\$ -	\$ -	\$ -	\$ -	\$ -
WaterTreatmentAdditiveTankfor501&628Bldgs	1460.070	\$ -	\$ -	\$ -	\$ -	\$ -
DemoabandonedSysEquipin628Bldg	1460.080	\$ -	\$ -	\$ -	\$ -	\$ -
RewireUnitSmokeDetectorsinCentalpanel-501&628Bldgs	1460.090	\$ -	\$ -	\$ -	\$ -	\$ -
CompModUnits-15-12	1460.100	\$ -	\$ -	\$ -	\$ -	\$ -
ForceAcctWages&Benefits	1460.110	\$ -	\$ -	\$ -	\$ -	\$ -
ReplaceBoiler-501Bldg	1460.120	\$ -	\$ -	\$ -	\$ -	\$ -
ReplaceWindowsasNeeded-628Bldg	1460.130	\$ -	\$ -	\$ -	\$ -	\$ -
VacantUnitPrep	1460.140	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring-AllSites	1460.150	\$ -	\$ -	\$ -	\$ -	\$ -
PaintOccupiedUnits	1460.160	\$ -	\$ -	\$ -	\$ -	\$ -
CompModNW	1460.170	\$ -	\$ -	\$ -	\$ -	\$ -
TotalforAccount1460		\$ 1,034,721.00	\$ -	\$ -	\$ -	\$ -
<u>DwellingEquipment</u>						
ReplacementRanges&Refrigerators	1465.010	\$ 35,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TotalforAccount1465		\$ 35,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<u>NonDwellingStructures</u>						
ReplaceCarpeting/TileatAdmin.&Maint.Bldgs	1470.010	\$ 30,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SidingonMaintenanceBuilding	1470.020	\$ 10,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TotalforAccount1470		\$ 40,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<u>Non-DwellingEquipment</u>						
Three(3)ReplacementMaintenanceVehicles	1475.010	\$ 45,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
ComputerEquipment	1475.020	\$ 125,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
One(1)Replacement15PassengerVanforResidentServices	1475.030	\$ 25,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Maintenance/ForceAccountTools	1475.040	\$ 36,578.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TotalforAccount1475		\$ 231,578.00	\$ -	\$ -	\$ -	\$ -
<u>Relocation</u>						
ResidentRelocation	1495.010	\$ 10,606.00	\$ -	\$ -	\$ -	\$ -
TotalforAccount1495		\$ 10,606.00	\$ -	\$ -	\$ -	\$ -
TOTALCapitalFund2001		\$ 2,007,110.00	\$ -	\$ -	\$ -	\$ -

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

SignatureofExecutiveDirectorandDate

(2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

Status of Proposed
Work(2)

**Annual Statement/
Performance and Evaluation Report**

Part III: Implementation Schedule
Comprehensive Grant Program (CGP) **(Capital Fund 2002)**

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

OMB Approval No. 2577-0157 (Exp. 3/31/2001)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvements	9/30/2004			9/30/2005			
Administration	9/30/2004			9/30/2005			
Fees & Costs	9/30/2004			9/30/2005			
IN-15-2, THE PLAZA	9/30/2004			9/30/2005			
IN-15-3, NORTHWEST	9/30/2004			9/30/2005			
IN-15-4, WESTCOTT	9/30/2004			9/30/2005			
IN-15-12, SCATTERED SITES	9/30/2004			9/30/2005			
IN-15-ALL	9/30/2004			9/30/2005			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1408DEVELOPMENTACCOUNT:ManagementImprovementsCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
Staff/CommissionerTraining		1408.010		\$20,000.00	\$ -	\$0.00	\$0.00		
ComputerUpgrade		1408.020		\$20,000.00	\$ -	\$0.00	\$0.00		
AnnualReport		1408.030		\$7,500.00	\$ -	\$0.00	\$0.00		
ResidentInitiatives		1408.040		\$12,000.00	\$ -	\$0.00	\$0.00		
ExecutiveDirVehicleExpense		1408.050		\$21,300.00	\$ -	\$0.00	\$0.00		
QualityControlAnalyst		1408.060		\$52,590.00	\$ -	\$0.00	\$0.00		
HomeownershipCoordinator		1408.070		\$47,220.00	\$ -	\$0.00	\$0.00		
TOTAL:PHAwide1408				\$180,610.00	\$0.00	\$0.00	\$0.00	\$0.00	

1410DEVELOPMENTACCOUNT:AdministrationCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ExecDir,AcctgCoord,Payroll Acct.&A/PClk-12.5%;FinMgr- 20%;WarehouseClk-40%; PurchAgent-50%;Plan&Dev Mgr,Plan&DevAsst&Constr Inspector-100%		1410.010		\$211,400.00	\$0.00	\$0.00	\$0.00		
Sundry		1410.020		\$ 10,000.00	\$ -	\$0.00	\$ -		
TOTAL:PHAwide1410				\$221,400.00	\$0.00	\$0.00	\$0.00	\$0.00	

1411DEVELOPMENTACCOUNT:AuditCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
Audit	InvoiceDescription InvoiceDescription	1411.010		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	
TOTAL:PHAwide1411				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

1430DEVELOPMENTACCOUNT:FeesandCostsCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
Architect/Engineer		1430.010		\$35,000.00	\$0.00	\$0.00	\$0.00		
TOTAL:PHAwide1430				\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00	

1450DEVELOPMENTACCOUNT:SiteImprovementsCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
PlaygroundEquipmentatMonroe Circle		1450.010		\$8,195.00	\$0.00	\$0.00	\$0.00		
LandscapingatAllSites		1450.020		\$25,000.00	\$-	\$-	\$	\$	
WroughtIronFencingatScattered Sites		1450.030		\$60,000.00	\$	\$	\$	\$	
SidewalkRepairatAllSites		1450.040		\$125,000.00	\$-	\$-	\$	\$	
Northwest ParkingLots	InvoiceDescription InvoiceDescription InvoiceDescription InvoiceDescription	1450.050		\$-	\$-	\$	\$	\$	
TOTAL:PHAwide1450				\$218,195.00	\$	\$	\$	\$	

1460DEVELOPMENTACCOUNT:DwellingStructuresCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
InstallShowersatNWandMCand replacewindows@MC		1460.010		\$ 75,000.00	\$ -	\$ -	\$ -		
ExteriorWork,Roof,Siding,Gutters, etc.atNW		1460.020		\$ 469,253.00	\$ -	\$ -	\$ -		
ReplaceTrashCompactors501& 628		1460.030		\$ 30,000.00	\$ -	\$ -	\$ -		
CompMod@15-17&15-18		1460.040		\$ 185,517.00	\$ -	\$ -	\$ -		
InteriorCompModatNW		1460.050		\$ 274,951.00	\$ -	\$ -	\$ -		
Clean/RepairPlumbing&/orSewer Lines-AllSites		1460.06							
WaterTreatmentAdditiveTankfor 501&628Bldgs		1460.07							
DemoAbandonedSysEquipin628 Bldg		1460.08							
RewireUnitSmokeDetectorsin CentralPanel-501&628Bldgs		1460.090		\$ -	\$ -	\$ -	\$ -		

CompModUnits15-12	1460.100	\$ -	\$ -	\$ -	\$ -		
ForceAcctWages&Benefits	1460.110	\$ -	\$ -	\$ -	\$ -		
ReplaceBoiler-501Bldg	1460.120	\$ -	\$ -	\$ -	\$ -		
ReplaceWindowsasNeeded-628 Bldg	1460.130	\$ -	\$ -	\$ -	\$ -		
VacantUnitPrep	1460.140	\$ -	\$ -	\$ -	\$ -		
Flooring-AllSites	1460.150	\$ -	\$ -	\$ -	\$ -		
PaintOccupiedUnits	1460.160	\$ -	\$ -	\$ -	\$ -		
CompMod-Northwest	1460.170	\$ -	\$ -	\$ -	\$ -		
TOTAL:PHAwide1460		\$ 1,034,721.00	\$ -	\$ -	\$ -	\$ -	

1465.1DEVELOPMENTACCOUNT:DwellingEquipmentCapitalFund2001

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ReplacementRanges& Refrigerators		1465.010		\$35,000.00	\$0.00	\$0.00	\$0.00		
TOTAL:PHAwide1465				\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00	

1470DEVELOPMENTACCOUNT:Non-DwellingStructuresCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ReplaceCarpeting/TileatAdmin.& Maint.Bldgs	InvoiceDescription InvoiceDescription	1470.010		\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
SidingonMaintenanceBuilding		1470.020		\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL:1470				\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	

1475DEVELOPMENTACCOUNT:Non-DwellingEquipmentCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
Three(3)ReplacementMaintenanceVehicles		1475.010		\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
ComputerEquipment	TimeSystems,Inc TimeSystems,Inc TimeSystems,Inc	1475.020		\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	
One(1)Replacementofpassenger vanfor ResidentServices		1475.030		\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Maintenance/ForceAccountTools		1475.040		\$36,578.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL:PHAwide1475				\$231,578.00	\$0.00	\$0.00	\$0.00	\$0.00	

1490DEVELOPMENTACCOUNT:ReplacementReserveCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
	InvoiceDescription InvoiceDescription	1490.010		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	
TOTAL:PHAwide1490				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

1495DEVELOPMENTACCOUNT:RelocationCostsCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ResidentRelocationforCompModwork		1495.010		\$10,606.00	\$-	\$-	\$-		
TOTAL:PHAwide1495				\$10,606.00	\$0.00	\$0.00	\$0.00	\$0.00	

1502DEVELOPMENTACCOUNT:ContingencyCapitalFund2002

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ConstructionContingency		1495.010		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL:PHAwide1502				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

COSTBREAKDOWNOFTOTALREQUISITIONS-CAPITALFUND2002

Requisition	1408	1410	1411	1430	1450	1460	1465	1470	1475	1490	1495
#1-4/14/00						\$ 333,043.00					
#2-5/24/00						\$ 376,131.00					
#3-7/27/00							\$ 22,265.00				
#4-8/02/00	\$ 2,796.48										
#5-9/29/00	\$ 3,526.59	\$ 30,755.59			\$ 15,272.50	\$ 50,697.91	\$ 4,020.00	\$ 37,735.00	\$ 11,636.12		
#6-10/10/00						\$ 127,559.00					
#7											
#8											
#9											
Total	\$ 6,323.07	\$ 30,755.59	\$ -	\$ -	\$ 15,272.50	\$ 887,430.91	\$ 26,285.00	\$ 37,735.00	\$ 11,636.12	\$ -	\$ -

Expended	\$40,590.25	\$118,583.60	\$0.00	\$16,892.24	\$35,717.50	\$640,933.43	\$45,310.00	\$37,735.00	\$24,662.68	\$0.00	\$2,829.00	\$ 963,253.70
AmttoReq	\$34,267.18	\$87,828.01	\$0.00	\$16,892.24	\$20,445.00	-\$246,497.48	\$19,025.00	\$0.00	\$13,026.56	\$0.00	\$2,829.00	\$ (52,184.49)

	TOTALS
#1	\$ 333,043.00
#2	\$ 376,131.00
#3	\$ 22,265.00
#4	\$ 2,796.48
#5	\$ 153,643.71
#6	\$ 127,559.00
#7	\$ -
#8	\$ -
Total	\$1,015,438.19

**Annual Statement/
Performance and Evaluation Report**
Part: Summary
Comprehensive Grant Program (CGP) (Capital Fund 2001)

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

HAName Housing Authority of the City of South Bend		Comprehensive Grant Number IN36PO15050101		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number_
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program		
		March 31, 200		
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised(1)	O
1	Total Non-CGPF Funds	\$0.00	\$0.00	!
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	!
3	1408 Management Improvements	\$192,810.00	\$0.00	\$19
4	1410 Administration	\$181,336.00	\$0.00	\$18
5	1411 Audit	\$0.00	\$0.00	!
6	1415 Liquidated Damages	\$0.00	\$0.00	!
7	1430 Fees and Costs	\$30,000.00	\$0.00	!
8	1440 Site Acquisition	\$0.00	\$0.00	!
9	1450 Site Improvement	\$100,000.00	\$0.00	!
10	1460 Dwelling Structures	\$1,231,690.00	\$0.00	!
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	!
12	1470 Nondwelling Structures	\$0.00	\$0.00	!
13	1475 Nondwelling Equipment	\$67,526.00	\$0.00	!
14	1485 Demolition	\$0.00	\$0.00	!
15	1490 Replacement Reserve	\$0.00	\$0.00	!
16	1495.1 Relocation Costs	\$10,000.00	\$0.00	!
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	!
18	1498 Mod Used for Development	\$0.00	\$0.00	!
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	!
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,813,362.00	\$0.00	\$19
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	!
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	!
23	Amount of line 20 Related to Security	\$0.00	\$0.00	!
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	!
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.		
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator		

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
ComprehensiveGrantProgram(CGP) (CapitalFund2001)

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		T
				Original	Revised	Funds Obligatec
PHA-Wide	<u>ManagementImprovements</u>					
	Staff/CommissionerTraining	1408.010		\$20,000.00	\$0.00	\$0.00
	ComputerUpgrade	1408.020		\$40,000.00	\$0.00	\$10,016
	AnnualReport	1408.030		\$7,500.00	\$0.00	\$0.00
	ResidentInitiatives	1408.040		\$9,500.00	\$0.00	\$0.00
	ExecutiveDirectorCarExpense	1408.050		\$16,000.00	\$0.00	\$3,582.
	QualityControlAnalyst	1408.060		\$52,590.00	\$0.00	\$0.00
	HomeownershipCoordinator	1408.070		\$47,220.00	\$0.00	\$0.00
	TotalforAccount1408			\$192,810.00	\$0.00	\$13,598
PHA-Wide	<u>Administration</u>					
	12.5%-ExDir,AcctgCoord,PayrollAcct&A/PClk;20%FinMgr; 40%WarehouseClk;50%PurAgent;100%Plan&DevMgr,Plan& DevAsst&ConstructionInspector	1410.010		\$171,336.00	\$0.00	\$171,336
	Sundry	1410.020		\$10,000.00	\$0.00	\$10,000
	TotalForAccount1410			\$181,336.00	\$0.00	\$181,336
PHA-Wide	<u>FeesandCosts</u>					
	A&EFeesforDesignandConstruction	1430.010		\$30,000.00	\$0.00	\$0.00
	TotalforAccount1430			\$30,000.00	\$0.00	\$0.00
PHA-Wide	<u>SITEIMPROVEMENTS</u>					
	LandscapingatAllSites	1450.010		\$25,000.00	\$0.00	\$0.00
	SidewalkRepairatAllSites	1450.020		\$25,000.00	\$0.00	\$0.00
	ParkingLots-Northwest	1450.030		\$50,000.00	\$0.00	\$0.00
	TotalforAccount1450			\$100,000.00	\$0.00	\$0.00
(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.			(2)TobecompletedforthePerformanceandEvaluationReport.			
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandC			

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
ComprehensiveGrantProgram(CGP) (CapitalFund2001)

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		T Funds Obligatec
				Original	Revised	
	<u>DwellingEquipment</u>					
	Clean/RepairPlubing&/orSewerLines-AllSites	1460.010		\$50,000.00	\$0.00	\$0.00
	WaterTreatmentAdditiveTankfor501&628Bldgs	1460.020		\$4,000.00	\$0.00	\$0.00
	DemoAbandonedSysEquipin628Bldg	1460.030		\$25,000.00	\$0.00	\$0.00
	RewireUnitSmokeDetectorsinCentralPanel-501&628Bldgs	1460.040		\$20,000.00	\$0.00	\$0.00
	CompModUnits-15-12	1460.050		\$221,000.00	\$0.00	\$0.00
	ForceAcctWages&Benefits	1460.060		\$85,000.00	\$0.00	\$0.00
	ReplaceBoiler-501Bldg	1460.070		\$30,000.00	\$0.00	\$0.00
	ReplaceWindowsasNeeded-628Bldg	1460.080		\$90,000.00	\$0.00	\$0.00
	VacantUnitPrep	1460.090		\$37,690.00	\$0.00	\$0.00
	Flooring-AllSites	1460.100		\$19,000.00	\$0.00	\$0.00
	PaintOccupiedUnits	1460.110		\$10,000.00	\$0.00	\$0.00
	CompMod-Northwest	1460.120		\$640,000.00	\$0.00	\$0.00
	TotalforAccount1460			\$1,231,690.00	\$0.00	\$0.00
	<u>Non-DwellingEquipment</u>					
	ComputerEquipment	1475.010		\$67,526.00	\$0.00	\$0.00
	TotalforAccount1475			\$67,526.00	\$0.00	\$0.00
	<u>Relocation</u>					
	ResidentRelocation	1495.010		\$10,000.00	\$0.00	\$0.00
	TotalforAccount1495			\$10,000.00	\$0.00	\$0.00
	<u>TOTALCapitalFund2001</u>			\$1,813,362.00	\$0.00	\$194,934
(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.			(2)TobecompletedforthePerformanceandEvaluationReport.			
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandC			

**Annual Statement/
Performance and Evaluation Report**

**Part III: Implementation Schedule
Comprehensive Grant Program (CGP) (Capital Fund 2001)**

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

OMB Approval No. 2577-0157 (Exp. 3/31/2001)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvements	9/30/2003			9/30/2004			
Administration	9/30/2003			9/30/2004			
Fees & Costs	9/30/2003			9/30/2004			
IN-15-2, THE PLAZA	9/30/2003			9/30/2004			
IN-15-3, NORTHWEST	9/30/2003			9/30/2004			
IN-15-4, WESTCOTT	9/30/2003			9/30/2004			
IN-15-12, SCATTERED SITES	9/30/2003			9/30/2004			
IN-15-ALL	9/30/2003			9/30/2004			
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

1430DEVELOPMENTACCOUNT:FeesandCostsCapitalFund2001							
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	TotalAc Exp
				Original	Revised(1)		
Architect/Engineer		1430.010		\$30,000.00	\$0.00	\$0.00	
TOTAL:PHAwide1430				\$30,000.00	\$0.00	\$0.00	

1450DEVELOPMENTACCOUNT:SiteImprovementsCapitalFund2001

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	Tot
				Original	Revised(1)		
LandscapingatAllSites		1450.010		\$25,000.00	\$0.00	\$0.00	
SidewalkRepairatAllSites		1450.020		\$25,000.00	\$0.00	\$0.00	
Northwest							
ParkingLots		1450.030		\$50,000.00	\$0.00	\$0.00	
	InvoiceDescription						
	InvoiceDescription						
	InvoiceDescription						
	InvoiceDescription						

1460DEVELOPMENTACCOUNT:DwellingStructuresCapitalFund2001							
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCos	
				Original	Revised(1)	Funds Obligated(2)	Funds Expended Total
Clean/RepairPlubing&/orSewer Lines-AllSites		1460.010		\$50,000.00	\$0.00	\$0.00	\$0.00
WaterTreatmentAdditiveTankfor 501&628Bldgs		1460.020		\$4,000.00	\$0.00	\$0.00	\$0.00
DemoAbandonedSysEquipin628 Bldg		1460.030		\$25,000.00	\$0.00	\$0.00	\$0.00
RewireUnitSmokeDetectorsin CentralPanel-501&628Bldgs		1460.040		\$20,000.00	\$0.00	\$0.00	\$0.00
CompModUnits15-12		1460.050		\$221,000.00	\$0.00	\$0.00	\$0.00

ForceAcctWages&Benefits		1460.060		\$85,000.00	\$0.00	\$0.00	\$0.00
ReplaceBoiler-501Bldg		1460.070		\$30,000.00	\$0.00	\$0.00	\$0.00
ReplaceWindowsasNeeded-628 Bldg		1460.080		\$90,000.00	\$0.00	\$0.00	\$0.00
VacantUnitPrep		1460.090		\$37,690.00	\$0.00	\$0.00	\$0.00
Flooring-AllSites		1460.100		\$19,000.00	\$0.00	\$0.00	\$0.00
PaintOccupiedUnits		1460.110		\$10,000.00	\$0.00	\$0.00	\$0.00
CompMod-Northwest		1460.120		\$640,000.00	\$0.00	\$0.00	\$0.00
TOTAL:PHAwide1460				\$1,231,690.00	\$0.00	\$0.00	\$0.00

1465.1 DEVELOPMENT ACCOUNT: Dwelling Equipment Capital Fund 2001							
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated(2)	Total Available
				Original	Revised(1)		
		1465.010		\$0.00	\$0.00	\$0.00	
TOTAL: PHA wide 1465				\$0.00	\$0.00	\$0.00	

1470DEVELOPMENTACCOUNT:Non-DwellingStructuresCapitalFund2001						
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Ob
				Original	Revised(1)	
		1470.010		\$0.00	\$0.00	
	InvoiceDescription					
	InvoiceDescription					
		1470.020		\$0.00	\$0.00	
TOTAL:1470				\$0.00	\$0.00	

1475DEVELOPMENTACCOUNT:Non-DwellingEquipmentCapitalFund2001							
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	Total E
				Original	Revised(1)		
ComputerEquipment		1475.010		\$67,526.00	\$0.00	\$8,353.50	
	TimeSystems,Inc						
	TimeSystems,Inc						
	TimeSystems,Inc						
		1475.020		\$0.00	\$0.00	\$0.00	
TOTAL:PHAwide1475				\$67,526.00	\$0.00	\$8,353.50	

1495DEVELOPMENTACCOUNT:RelocationCostsCapitalFund2001

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	TotalActualCost		Comments
				Original	Revised(1)		Funds Expended(2) Total	Funds Expended(2) Subtotal	
ResidnetRelocation		1495.010		\$10,000.00	\$0.00	\$0.00	\$0.00		
TOTAL:PHAwide1495				\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	

1502DEVELOPMENTACCOUNT:ContingencyCapitalFund2001

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	TotalActualCost		Comments
				Original	Revised(1)		Funds Expended(2) Total	Funds Expended(2) Subtotal	
ConstructionContingency		1495.010		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL:PHAwide1502				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

CONTRACT and OBLIGATIONS REGISTER for the SOUTH BEND HOUSING AUTHORITY - CAPITAL FUND 2001 TRACKING PROGRAM FFY 2001

Development name and #	Company Name	Change Order Number	Orig. Contract Amount Plus Change	Obligated to 1408	Obligated to 1410	Obligated to 1430	Obligated to 1450	Obligated to 1460	Obligated to 1465	Obligated to 1470	Obligated to 1475	Obligated to 1495	Obligated to 1502	Ob
<u>1408 Management Improvements</u>														
Total 1408			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1410 Administration</u>														
total 1410			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1411 Audit</u>														
Total 1411			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1430 Fees and Costs</u>														
Total 1430			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1450 Site Improvements</u>														
Total 1450		1450	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1460 Dwelling Structure</u>														
628 Roof Replacement	Slatille Roofing-Resolution#3695		\$59,920.00					\$59,920.00						\$59,920.00
501/628 Plumbing/electric	Batteast Construction-Res#3693		\$112,000.00					\$56,000.00						\$56,000.00
	Casteel Construction-Res#3694							\$56,000.00						
Section 504 Conversion			\$176,000.00											
Life/Safety renovations			\$344,838.00					\$344,838.00						
1465 Dwelling Equipment		1460	\$692,758.00				\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00
Total 1465		1465.1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1470 Non Dwelling Structure</u>														
Total 1470		1470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1475 Non-Dwelling Equipment</u>														
Lawmasters Inc.										\$37,735.00				
Total 1475		1475	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1490 Replacement Reserve</u>														
Total 1490		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1495 Relocation</u>														
Total 1495		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1502 Contingency</u>														
Total 1502		1502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Obligated Grant Amount			\$692,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00

**Annual Statement/
Performance and Evaluation Report**
Part: Summary
Comprehensive Grant Program (CGP) (Capital Fund 2000)

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

HAName Housing Authority of the City of South Bend		Comprehensive Grant Number IN36PO1550100		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		
<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 3_		<input type="checkbox"/> Performance and Evaluation Report for Program		
<input type="checkbox"/> Final Performance and Evaluation Report		March 31, 200		
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised(1)	O
1	Total Non-CGPF Funds	\$0.00	\$0.00	:
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	:
3	1408 Management Improvements	\$152,810.00	\$221,356.71	\$22
4	1410 Administration	\$177,731.00	\$214,576.62	\$21
5	1411 Audit	\$0.00	\$0.00	:
6	1415 Liquidated Damages	\$0.00	\$0.00	:
7	1430 Fees and Costs	\$20,000.00	\$24,111.45	\$2
8	1440 Site Acquisition	\$0.00	\$0.00	:
9	1450 Site Improvement	\$8,195.00	\$35,760.00	\$3
10	1460 Dwelling Structures	\$1,288,575.00	\$1,156,382.41	\$1,1
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$21,876.00	\$21
12	1470 Nondwelling Structures	\$50,000.00	\$9,568.76	\$9
13	1475 Nondwelling Equipment	\$55,000.00	\$66,374.57	\$6
14	1485 Demolition	\$0.00	\$12,910.48	\$1
15	1490 Replacement Reserve	\$0.00	\$0.00	:
16	1495.1 Relocation Costs	\$25,000.00	\$14,394.00	\$1
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	:
18	1498 Mod Used for Development	\$0.00	\$0.00	:
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	:
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,777,311.00	\$1,777,311.00	\$1,7
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	:
22	Amount of line 20 Related to Section 504 Compliance	\$176,822.00	\$185,935.03	\$18
23	Amount of line 20 Related to Security	\$0.00	\$0.00	:
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	:
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.		
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator		
Earl L. Hairston, Acting Executive Director 07/15/2002				

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
ComprehensiveGrantProgram(CGP) (CapitalFund2000)

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		T Funds Obligatec
				Original	Revised	
PHA-Wide	<u>ManagementImprovements</u>					
	Staff/CommissionerTraining	1408.010		\$15,000.00	\$16,893.20	\$16,893
	AnnualReport	1408.020		\$7,500.00	\$3,193.52	\$3,193.
	ResidentInitiatives	1408.030		\$8,000.00	\$71,847.38	\$71,847
	ExecutiveDirectorCarExpense	1408.040		\$7,500.00	\$21,261.77	\$21,261
	ComputerUpdgrade	1408.050		\$15,000.00	\$64,368.81	\$64,368
	QualityControlAnalyst	1408.060		\$52,590.00	\$30,143.74	\$30,143
	HomeownershipCoordinator	1408.070		\$47,220.00	\$13,648.29	\$13,648
	TotalforAccount1408			\$152,810.00	\$221,356.71	\$221,356
PHA-Wide	<u>Administration</u>					
	12.5%-ExDir,AcctgCoord,PayrollAcct&A/PClk;20%FinMgr; 40%WarehouseClk;50%PurAgent;100%Plan&DevMgr,Plan& DevAsst&ConstructionInspector	1410.010		\$167,731.00	\$204,986.62	\$204,986
	Sundry	1410.020		\$10,000.00	\$9,590.00	\$9,590.
	TotalForAccount1410			\$177,731.00	\$214,576.62	\$214,576
PHA-Wide	<u>FeesandCosts</u>					
	A&EFeesforDesignandConstruction	1430.010		\$20,000.00	\$24,111.45	\$24,111.
	TotalforAccount1430			\$20,000.00	\$24,111.45	\$24,111.
PHA-Wide	<u>SiteImprovements</u>					
	PlaygroundEquip-MonroeCircle	1450.010		\$8,195.00	\$0.00	\$0.00
	Sidewalk/Driveway/PrkgLotRepair	1450.020		\$0.00	\$35,760.00	\$35,760
	TotalforAccount1450			\$8,195.00	\$35,760.00	\$35,760
(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.			(2)TobecompletedforthePerformanceandEvaluationReport.			
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandC			

**AnnualStatement/
PerformanceandEvaluationReport
PartII: SupportingPages
ComprehensiveGrantProgram(CGP) (CapitalFund2000)**

**U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing**

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		T Funds Obligatec
				Original	Revised	
<u>DwellingStructures</u>						
	InstallShowersMonroeCircle&Northwest	1460.010		\$75,000.00	\$0.00	\$0.00
	ExteriorWork-Northwest	1460.020		\$469,253.00	\$0.00	\$0.00
	CompMod-15-12Units	1460.030		\$140,000.00	\$239,887.95	\$239,887
	InstallRangehoods-628Bldg	1460.040		\$10,000.00	\$3,370.14	\$3,370.
	ReplaceWindowsasNeeded-628Bldg	1460.050		\$0.00	\$1,425.90	\$1,425.
	RoofsatQuads	1460.060		\$195,000.00	\$243,676.00	\$243,676
	ForceAccountLaborWages&Benefits	1460.070		\$184,541.50	\$319,153.72	\$319,153
	HarborHomesExteriorDoors	1460.080		\$27,958.50	\$27,958.50	\$27,958
	Section504Conversion	1460.090		\$176,822.00	\$185,935.03	\$185,935
	CompMod-15-10Units	1460.100		\$10,000.00	\$25,370.51	\$25,370
	EmergPlumbing/SewerRepairs	1460.110			\$10,836.79	\$10,836
	EmergencyRoof,Gutter,REP	1460.120		\$0.00	\$65,993.65	\$65,993
	BoilerReplacemnt501BLDG	1460.130			\$0.00	\$0.00
	EmergSmokeDetectorRep	1460.140			\$32,774.22	\$32,774
	TotalforAccount1460			\$1,288,575.00	\$1,156,382.41	\$1,156,38
<u>DwellingEquipment</u>						
	Appliances-rangeandrefrigerators	1465.010		\$0.00	\$21,876.00	\$21,876
	TotalforAccount1465					
<u>Non-DwellingStructures</u>						
	ReplaceCarpet-Admin&MaintBldgs	1470.010		\$30,000.00	\$0.00	\$0.00
	AirPurifying/HVACSys-AdminBldg	1470.020		\$10,000.00	\$9,568.76	\$9,568.
	SidingforMaintBldg	1470.030		\$10,000.00	\$0.00	\$0.00
	TotalforAccount1470			\$50,000.00	\$9,568.76	\$9,568.
<u>Non-DwellingEquipment</u>						
	MaintenanceVehicles	1475.010		\$45,000.00	\$24,700.03	\$24,700
	MaintenanceTools	1475.020		\$10,000.00	\$18,516.90	\$18,516
	ComputerEquipment	1475.030		\$0.00	\$23,157.64	\$23,157
	TotalforAccount1475			\$55,000.00	\$66,374.57	\$66,374
<u>Demolition</u>						
	Demolitionof8Units-Northwest	1485.010		\$0.00	\$12,910.48	\$12,910
	TotalforAccount1485			\$0.00	\$12,910.48	\$12,910
<u>Relocation</u>						
	ResidentRelocation	1495.010		\$25,000.00	\$14,394.00	\$14,394
	TotalforAccount1495			\$25,000.00	\$14,394.00	\$14,394

**Annual Statement/
Performance and Evaluation Report**
Part II: Supporting Pages
Comprehensive Grant Program (CGP) (Capital Fund 2000)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		T
				Original	Revised	Funds Obligated
	TOTAL Capital Fund 2001			\$1,777,311.00	\$1,777,311.00	\$1,777,31

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and C

Earl L. Hairston, Acting Executive Director 03/18/2002

**Annual Statement/
Performance and Evaluation Report**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP) (Capital Fund 2000)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2001)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvements	9/30/2002			9/30/2003			
Administration	9/30/2002			9/30/2003			
Fees & Costs	9/30/2002			9/30/2003			
IN-15-2, THE PLAZA	9/30/2002			9/30/2003			
IN-15-3, NORTHWEST	9/30/2002			9/30/2003			
IN-15-4, QUADS	9/30/2002			9/30/2003			
IN-15-4, WESTCOTT	9/30/2002			9/30/2003			
IN-15-12, SCATTERED SITES	9/30/2002			9/30/2003			
IN-15-17/18, SCATTERED SITES	9/30/2002			9/30/2003			
IN-15-ALL	9/30/2002			9/30/2003			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Earl L. Hairston, Acting Executive Director 03/18/2002

1408DEVELOPMENTACCOUNT:ManagementImprovementsCapitalFund2000									
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	Funds Expended(2) Subtotal	
Staff/CommissionerTraining		1408.010		\$15,000.00	\$15,000.00	\$15,989.20	\$15,989.20		
	Barnes&NobleBookSellers							\$67.95	
	Hawkins.AshBaptie,Inc							\$1,800.00	
	MattieHoover							\$46.00	
	ProductivityPointInternational							\$1,895.00	
	ValeriaCopeman							\$46.00	
	ReconclietoGL							\$397.48	
	HousingTelecommunications							\$6,600.00	
	BarabaraLawson							\$25.00	
	ICHHI							\$20.00	
	Keybank							\$593.79	
	JoelLapka							\$42.00	
	KeithBlanchard							\$42.00	
	ProductivityPointInternational							\$1,600.00	
	KeithBlanchard							\$110.98	
	CharlesWilliamsn							\$230.00	
	CharlesWilliamsn							\$42.00	
	CharlesWilliamsn							\$84.00	
	IndinanaNahro							\$400.00	
	LomanEducationServices							\$747.00	
	EricHence							\$20.00	
	Keybank							\$914.00	
	EricHence							\$133.00	
	StevePeterson							\$133.00	
AnnualReport		1408.020		\$7,500.00	\$0.00	\$79.33	\$79.33		
	PPE02/22/02							\$79.33	
ResidentInitiatives		1408.030		\$8,000.00	\$8,000.00	\$33,950.18	\$33,950.18		
	DebbieClark							\$95.25	
	KristenBorchert							\$200.00	
	McGraw-HillCompanies							\$96.00	
	PettyCash							\$16.75	
	LaSalleCouncil							\$188.40	
	IvyTechStateCollege							\$14,200.00	
	VernellBuchanan							\$155.00	
	PettyCash							\$50.00	
	PettyCash							\$20.00	
	DebbieClark							\$76.10	
	PlastimaticArtsCorp							\$144.00	
	BarabaraLawson							\$84.00	
	IvyTechStateCollege							\$13,525.00	
	GordonFoodService							\$200.00	
	PlastimaticArtsCorp							\$14.00	
	CreativeTeaching							\$107.92	
	BarabaraLawson							\$84.00	
	VernellBuchanan							\$50.00	
	BarabaraLawson							\$400.00	
	CardinalBusesInc							\$890.00	
	SixFlagsGreatAmerica							\$1,710.00	
	YWCA							\$405.00	
	PlastimaticArtsCorp							\$320.00	
	GordonFoodService							\$84.29	
	MichewsAthleticEquipment							\$111.60	
	S&SWorldwide							\$222.87	
	LisaPryor-Food/GATrip							\$200.00	
ExecutiveDirVehicleExpense		1408.040		\$7,500.00	\$7,500.00	\$7,500.00	\$9,464.67		
	CityofSouthBend							\$93.38	
	PettyCash							\$20.00	
	MicroWarehouse							\$657.99	
	CityofSouthBend							\$50.71	
	FlintPersonnel							\$864.00	
	CityofSouthBend							\$42.29	
	CityofSouthBend							\$45.51	
	ReconclietoGL							\$2,770.51	
	PPE02/22/02							\$132.03	
	CityofSouthBend							\$69.10	
	LochmandyMotors							\$739.01	
	CityofSouthBend							\$58.73	
	CityofSouthBend							\$124.62	

1410DEVELOPMENTACCOUNT:AdministrationCapitalFund2000								
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost		
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal
ExecDir,AcctgCoord,Payroll Acct,&A/PClk-12.5%;FinMgr- 20%;WarehouseClk-40%;Purch Agent-50%;Plan&DevMgr,Plan &DevAsst&Constrlnspector- 100%		1410.010		\$167,731.00	\$167,731.00	\$167,731.00	\$105,066.46	
	PPE08/10/01							\$1,198.40
	RCLsfromCGP99							\$9,181.92
	ReconciletoGLbalance							\$863.38
	PPE9/21/2001							\$6,278.96
	VerizonWireless							\$20.55
	VerizonWireless							(\$23.00)
	BusinessSystemsInc							\$53.59
								\$100.11
	VerizonWireless							\$3.32
								\$96.79
	KathrynnRunion							\$20.00
	ReconciletoGL							\$80,597.74
	PPE02/22/02							\$6,556.26
	PettyCash							\$40.16
	BroadwingTele							\$0.96
								\$53.42
	BroadwingTele							\$1.32
	VerizonWireless							\$5.83
	BroadwingTele							\$4.82
	VerizonWireless							\$5.83
	VerizonWireless							(\$0.01)
	VerizonWireless							\$5.83
	BroadwingTele							\$0.28
Sundry		1410.020		\$10,000.00	\$10,000.00	\$10,000.00	\$10,554.05	
	RCLsfromCGP99							\$3,459.75
	AdamsRemco,Inc							\$216.00
	InstyPrints(Asmith/TPatterson)							\$40.00
	BusinessCard							\$69.60
	LewisPaperPlace							\$1.24
	BroadwingTelecommunication							\$119.15
	CityofSouthBend							\$89.92
	CityofSouthBend							\$7.48
	FederalExpressCorporation							\$550.82
	VerizonWirless							

1430DEVELOPMENTACCOUNT:FeesandCostsCapitalFund2000							
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	TotalAc Exp
				Original	Revised(1)		
Architect/Engineer		1430.010		\$20,000.00	\$140,000.00	\$140,357.76	\$23
	Danch,Harner&Associates						
	JamesE.Childs&Associates						
	JamesE.Childs&Associates						
	Danch,Harner&Associates						
	JamesE.Childs&Associates						
	JamesE.Childs&Associates						
	MeridianTitleCorporation						
TOTAL:PHAwide1430				\$20,000.00	\$140,000.00	\$140,357.76	\$23

1450DEVELOPMENTACCOUNT:SiteImprovementsCapitalFund2000							
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	Tc
				Original	Revised(1)		
PlaygroundEquip-MonroeCircle		1450.010		\$8,195.00	\$8,195.00	\$0.00	
Sidewalk/Driveway/PrkgLotRepair		1450.020		\$0.00	\$30,000.00	\$33,725.00	
	3-DConcrete						
	3-DConcrete						
	3-DConcrete						

1465.1 DEVELOPMENT ACCOUNT: Dwelling Equipment Capital Fund 2000							
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated(2)	Total Available
				Original	Revised(1)		
Appliances		1465.010		\$0.00	\$25,000.00	\$21,876.00	\$21,876.00
	Vanderheyden Distributing						
	Vanderheyden Distributing						
	Vanderheyden Distributing						
	Vanderheyden Distributing						
	Vanderheyden Distributing						
TOTAL: PHA wide 1465				\$0.00	\$25,000.00	\$21,876.00	\$21,876.00

1470DEVELOPMENTACCOUNT:Non-DwellingStructuresCapitalFund2000						
GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Ob
				Original	Revised(1)	
ReplaceCarpet-Admin&MaintBldgs		1470.010		\$30,000.00	\$30,000.00	
AirPurifying/HVACSys-AdminBldg		1470.020		\$10,000.00	\$10,000.00	\$
	Herrman&GoetzInc					
	PritchardMechanicalContract					
	PritchardMechanicalContract					
SidingforMaintBldg		1470.030		\$10,000.00	\$0.00	
TOTAL:1470				\$50,000.00	\$40,000.00	\$

1475DEVELOPMENTACCOUNT:Non-DwellingEquipmentCapitalFund2000

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		Funds Obligated(2)	TotalActual Fund Expende Total
				Original	Revised(1)		
MaintenanceVehicles		1475.010		\$45,000.00	\$55,000.00	\$48,263.03	\$48,263.03
	LochmandyMotors-Chevy3500 P/U						
	LochmandyMotors						
	ReconciletoGL						
	AcordiaofNortheastIN						
	LochmandyMotors						
	GurleyLeepFord						
MaintenanceTools		1475.020		\$10,000.00	\$6,000.00	\$18,516.90	\$18,516.90
	Norandex,Inc.						
	W.W.Grainger,Inc						
	SouthBendSupplyCo						
	W.W.Grainger,Inc						
	Menards						
	ReconciletoGL						
	W.W.Grainger,Inc						
	KSSEnterprises						
	HoosierToolSupply						
	W.W.Grainger,Inc						
ComputerEquipment		1475.030		\$0.00	\$30,000.00	\$23,259.80	\$23,259.80
	Microwarehouse						
	Microwarehouse						
	Microwarehouse						
	CompaqComputerCorporation						
	ComputerRenaissance						
	ComputerRenaissance						
	DellMarketing						
	ComputerRenaissance						
TOTAL:PHAwide1475				\$55,000.00	\$91,000.00	\$90,039.73	\$90,039.73

1495DEVELOPMENTACCOUNT:RelocationCostsCapitalFund2000

1495DEVELOPMENTACCOUNT:RelocationCostsCapitalFund2000									
25000				TotalEstimatedCost			TotalActualCost		
GeneralDescriptionofMajor	DescriptionofItems	Development	Requis.	Original	Revised(1)	Funds	Funds	Funds	Comments
WorkCategories	ChargedtoWorkCategories	Account	#			Obligated(2)	Expended(2)	Expended(2)	
		#					Total	Subtotal	
ResidnetRelocation		1495.010		\$25,000.00	\$25,000.00	\$13,404.00	\$13,404.00		
	ScottsMovingandStorage							\$75.00	
	GlennSmith							\$72.00	
	RobbieMcDaniel							\$400.00	
	AudreyWright							\$550.00	
	DianeSpears							\$650.00	
	QuintonNickolson							\$650.00	
	MichelleTyce							\$400.00	
	PatriciaBowers							\$550.00	
	GwendolynDotson							\$400.00	
	PatriciaChester							\$650.00	
	CharoletteEdwards							\$550.00	
	SonyaDavis							\$550.00	
	FaliciaReid							\$400.00	
	JamieDennis-Smith							\$650.00	
	MelisaWade							\$400.00	
	HallieLawson							\$458.00	
	WendyMorrell							\$400.00	
	DemethiaBrown							\$511.00	
	YvonneHamilton							\$650.00	
	ScottsMovingandStorage							\$702.00	
	ScottsMovingandStorage							\$1,356.00	
	TheresaGordon							\$650.00	
	FalanaMcLeod							\$550.00	
	ScottsMovingandStorage							\$1,180.00	
TOTAL:PHAwide1495				\$25,000.00	\$25,000.00	\$13,404.00	\$13,404.00	\$13,404.00	

1502DEVELOPMENTACCOUNT:ContingencyCapitalFund2001

GeneralDescriptionofMajor WorkCategories	DescriptionofItems ChargedtoWorkCategories	Development Account #	Requis. #	TotalEstimatedCost		TotalActualCost			Comments
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2) Total	Funds Expended(2) Subtotal	
ConstructionContingency		1502.000		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL:PHAwide1502				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

TotalLOCCS

COSTBREAKDOWNOFTOTALREQUISITIONS-CAPITALFUND2000

Req#	Date	1408	1410	1430	1450	1460	1465	1470	1475	1485	1495	TOTALS	
1	7/19/2001					\$1,423.20						\$1,423.20	
2	8/15/2001		\$1,198.40		\$6,010.00	\$98,799.12			\$22,900.00			\$128,907.52	
3	9/19/2001		\$12,967.27			\$56,510.48			\$1,562.00			\$71,039.75	
4	9/27/2001		\$7,142.34			\$13,214.34			\$298.19			\$20,654.87	
5	12/10/2001	\$3,219.20	\$151.25	\$13,571.42		\$114,739.48			\$159.25		\$3,747.00	\$135,587.60	
6	1/2/2002	\$1,164.00	\$2,546.29	\$9,506.03	\$14,560.00	\$136,747.45			\$1,144.26			\$165,668.03	
7	1/25/2002	\$40,854.83	\$81,275.02			\$154,506.80			\$3,983.60		\$8,477.00	\$289,097.25	
8	3/1/2002	\$7,951.36	\$7,279.80			\$138,159.40		\$6,202.23	\$5,518.24			\$165,111.03	
9	4/10/2002	\$3,179.29	\$1,040.02	\$23,497.45	\$13,155.00	\$49,434.94		\$3,291.43	\$20,634.40	\$11,770.48	\$1,180.00	\$127,183.01	
10	5/21/2002	\$4,167.00	\$855.95			\$92,088.82			\$1,273.84	\$1,140.00		\$99,525.61	
11		\$2,865.76	\$1,164.17	(\$23,287.45)		\$83,111.75	\$0.00		\$32,565.94			\$96,420.17	
12												\$0.00	
13												\$0.00	
Total		\$372,366.00	\$63,401.44	\$115,620.51	\$23,287.45	\$33,725.00	\$938,735.78	\$0.00	\$9,493.66	\$90,039.72	\$12,910.48	\$13,404.00	\$1,300,618.04
	Expended	\$143,582.06	\$155,382.06	\$24,111.45	\$35,760.00	\$888,435.91	\$12,360.00	\$9,568.76	\$41,161.94	\$4,018.48	\$14,394.00		\$1,328,774.66
	ReqNeeded	\$80,180.62	\$39,761.55	\$824.00	\$2,035.00	-\$50,299.87	\$12,360.00	\$75.10	-\$48,877.78	-\$8,892.00	\$990.00		\$28,156.62

CONTRACT and OBLIGATIONS REGISTER for the SOUTH BEND HOUSING AUTHORITY - CAPITAL FUND 2000 TRACKING PROGRAM FFY 2000

Development name and #	Company Name	Change Order Number	Orig. Contract Amount Plus Change	Obligated to 1408	Obligated to 1410	Obligated to 1430	Obligated to 1450	Obligated to 1460	Obligated to 1465	Obligated to 1470	Obligated to 1475	Obligated to 1485	Obligated to 1495	Total Obligated
1408 Management Improvements														
Staff/Commissioner Training	Various		\$15,000.00	\$15,000.00										\$15,000.00
Annual Report			\$0.00	\$0.00										\$0.00
Resident Initiatives	Various		\$8,000.00	\$8,000.00										\$8,000.00
Executive Dir/Vehicle Exp			\$7,500.00	\$7,500.00										\$7,500.00
Computer Upgrade			\$15,000.00	\$15,000.00										\$15,000.00
Quality Control Analyst			\$52,590.00	\$52,590.00										\$52,590.00
Homeownership Coordinator			\$38,000.00	\$38,000.00										\$38,000.00
			\$0.00	\$0.00										\$0.00
Total 1408			\$136,090.00	\$136,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136,090.00
1410 Administration														
Staff Wages & Benefits			\$167,733.00		\$167,733.00									\$167,733.00
Sundry			\$10,000.00		\$10,000.00									\$10,000.00
Total 1410			\$177,733.00	\$0.00	\$177,733.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$177,733.00
1430 Fees and Costs														
Fee & Cost NV	James E. Childs & Associates, INC.		\$122,000.00				\$122,000.00							\$122,000.00
Demolition Survey	Danch, Harner & Associates, Inc.		\$11,500.00				\$11,500.00							\$11,500.00
Remaining A&E Fees from CGP99	James E. Childs & Associates, INC.		\$5,607.76				\$5,607.76							\$5,607.76
	James E. Childs & Associates, INC.		\$1,250.00				\$1,250.00							\$1,250.00
	James E. Childs & Associates, INC.						\$0.00							\$0.00
							\$0.00							\$0.00
Total 1430			\$140,357.76	\$0.00	\$0.00	\$140,357.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140,357.76
1450 Site Improvements														
Sidewalk/Driveway/Pkng Lot Repair	3-D Concrete		\$6,010.00				\$6,010.00							\$6,010.00
							\$0.00							\$0.00
							\$0.00							\$0.00
							\$0.00							\$0.00
							\$0.00							\$0.00
Total 1450		1450	\$6,010.00	\$0.00	\$0.00	\$0.00	\$6,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,010.00
1460 Dwelling Structure														
Section 504 Conversion	Gibson-Lewis, Inc.		\$176,822.03					\$176,822.03						\$176,822.03
Harbor Homes Exterior Doors	Norandex Inc.		\$19,650.00					\$19,650.00						\$19,650.00
	9 Additional Doors (\$196.50)	1	\$1,768.50					\$1,768.50						\$1,768.50
	Door Installation (109 @ \$60)	2	\$6,540.00					\$6,540.00						\$6,540.00
Kitchen Cabinets for 15-12 Units	Exhibit team, Inc.		\$42,493.50					\$42,493.50						\$42,493.50
Quad Roofs	Portage Constuction Co.		\$239,355.00					\$239,355.00						\$239,355.00
	Portage Constuction Co.	1	\$4,500.00					\$4,500.00						\$4,500.00
Force Account Wages & Benefits	Force Account Wages & Benefits		\$184,541.50					\$184,541.50						\$184,541.50
Showers at MC & NW	E. J. White		\$760.00					\$760.00						\$760.00
Rangehoods at 628 Bldg	Circle Lumber		\$1,226.14					\$1,226.14						\$1,226.14
Rangehoods at 628 Bldg	Blackthorne Electric		\$2,144.00					\$2,144.00						\$2,144.00
Comp Mod 15-12 Units	Various		\$96,358.74					\$96,358.74						\$96,358.74
Comp Mod 15-10 Units	Various		\$3,859.00					\$3,859.00						\$3,859.00
Comp Mod 15-12 Units	Menards		\$50,838.78					\$50,838.78						\$50,838.78
Comp Mod 15-12 Units	Lowe's		\$15,213.00					\$15,213.00						\$15,213.00
Comp Mod 15-12 Units	Joer's		\$9,853.97					\$9,853.97						\$9,853.97
Total 1460		1460	\$855,924.16	\$0.00	\$0.00	\$0.00	\$0.00	\$855,924.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$855,924.16
1465 Dwelling Equipment														
			\$5,610.00						\$5,610.00					\$5,610.00
														\$0.00
														\$0.00
														\$0.00
Total 1465		1465.1	\$5,610.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,610.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,610.00
1470 Non Dwelling Structure														
Air Purifying/HVAC Sys-Admin Bldg	G.W. Berkheimer		\$3,242.52						\$3,242.52					\$3,242.52
Air Purifying/HVAC Sys-Admin Bldg	Blackthorne Electric		\$655.00						\$655.00					\$655.00
A/C Unit-Admin Bldg Server Room	Herman & Goetz, Inc.		\$4,342.00						\$4,342.00					\$4,342.00
									\$0.00					\$0.00
									\$0.00					\$0.00
Total 1470		1470	\$8,239.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,239.52	\$0.00	\$0.00	\$0.00	\$0.00	\$8,239.52
1475 Non-Dwelling Equipment														
Maintenance Vehicles	Lochmandy Motors-Chevy 3500 PU		\$22,900.00							\$22,900.00				\$22,900.00
Maintenance Tools			\$4,908.44							\$4,908.44				\$4,908.44
										\$0.00				\$0.00

Assessment of Voluntary Conversion of Developments from Public Housing Stock to Section 8

As required by the publication in the June 22, 2001, edition of the *Federal Register* of the *Final Rule* (24CFR Part 972), for the evaluation of the appropriateness of conversion of developments from public housing stock to tenant based assistance (Section 8), South Bend Housing Authority (SBHA) has undertaken an assessment of its public housing stock. The result of this assessment is that SBHA considers it inappropriate at this time for such a conversion of any of its public housing stock.

Methodology: SBHA looked at the costs of renting similar housing in the South Bend market. Section 8 lease-up percentages were reviewed, rent reasonableness data, actual tenant rents paid in South Bend were obtained from the MTCS database, Total HAP and Gross HAP payments were reviewed, as well as the SBHA flat rent structure and the data used for ascertaining this rent structure. Comparisons of both flat rent rates and income-based rent were then compared with Section 8 rents.

Outcome: It is clear that given the relatively good condition of SBHA public housing stock and the relative difficulty of finding comparable housing for the price associated with HUD's FMR's for St. Joseph County, that based on criteria outlined in 24CFR Part 972.200(c)(2) -3), which states that the necessary conditions for a PHA to voluntarily select conversion are that conversion WILL principally benefit current residents of the developments and NOT adversely affect the availability of affordable housing in the community. Based on this criterion, the SBHA considers its public housing stock inappropriate for conversion to Section 8 vouchers.

South Bend Housing Authority (SBHA) Deconcentration Analysis (FY-2002)

Our analysis of incomes with reference to what HUD considers for deconcentration in family developments yielded an expected distribution of incomes. Our understanding of the HUD deconcentration rule is that any single development where the average annual income for a development is between .85 and 1.15 of the MEAN income of the entire PHA, then these developments are considered to be in compliance with respect to deconcentration. Conversely, those developments falling outside of this range are considered to be out of compliance with HUD's deconcentration objectives.

HUD mandates that if a PHA has developments that are outside of compliance there are two options which will bring the PHA into compliance. First, changes to the admissions policy can be made that are thought to have the probability of bringing about changes in the distribution patterns, so that average incomes fall within the .85 and 1.15 range, thus achieving compliance. Secondly, a PHA can explain why it is that a pattern of incomes that fall outside the range is what is to be expected/desired as a consequence of its current policies.

SBHA here offers explanation of the results of the deconcentration analysis in that the distribution pattern is what is to be expected based on our policies regarding admissions, self-sufficiency, and incentive transfer, and home ownership.

At SBHA, when residents first enter public housing, they enter what are known as family development units. It is here that they are assessed as to skill levels, academic attainment, work history, and career goals. As they receive education, learn skills, exhibit timely rent paying behavior and housekeeping skills they progress and after one year they are eligible for an incentive transfer to a scattered site home. During their time here they start to attend credit-counseling classes, home ownership classes and typically begin to earn more in their jobs as a result of their increased

devotion/skills/education. Eventually these families are transferred to the acquisition/homeownership units (such as 15-17).

Given the progression of the residents from the time they enter public housing to the time they exit via homeownership, one would expect to see exactly the spread of incomes that we do in the table below.

South Bend Housing Authority Deconcentration Analysis Data (FY-2002)

As explained in the material above, for a development to be in compliance with HUD regulations concerning deconcentration the average income for each development must fall within .85 and 1.15 of the average income of the entire PHA. Below is the income ranges for SBHA. The blue indicates the developments below .85 of the mean of \$9,056.00; the green indicates those within the acceptable range; the orange indicates those developments that are above 1.15 of the PHA mean.

	Total Income	Avg Income	Avg Rent
Edison	79,567	4,420.39	6.44
MC	467,129	5,495.64	83.11*
NW	163,219	7,419.05	100.05*
SB	94,996	4,999.79	-12.26
LC	246,094	6,310	-17.15
Twyck	118,817	7,921.13	52.4
HH	454,058	8,567.13	41.49
15-10	562,623	8,930.52	61
15-12	302,969	8,415	52.72
15-18	244,654	9,786	64.8
15-9	414,418	10,108	86.32
15-7	29,725	14,862	246.5
15-17	983,981	20,500	273.19
AVG	320,173	9,056	80

*Includes Utilities

Avg Income	0.85	1.15
9,056	7698.00	10414.95
Avg Rent	0.85	1.15
80	67.91	91.88

