

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**THE HOUSING AUTHORITY OF
THE CITY OF GREEN BAY,
WISCONSIN**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF
GREEN BAY, WISCONSIN

PHA Number: WI074

PHA Fiscal Year Beginning: 07/01/02

PHA Plan Contact Information:

Name: Keith A. Pamperin

Phone: 920 448 3414

TDD:

Email (if available): keithpa@ci.green-bay.wi.us

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

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

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

X Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2002**
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of Green Bay WI. continues to administer two Conventional Public Housing Projects WI.-74-01 Mason Manor Retirement Community totaling 153 active units and one model apartment in a high rise apartment complex constructed in 1970, and WI.74-02 fifty units of family two, three, and four bedroom scattered site units located on forty two sites. Mason Manor is administered by employees of the City of Green Bay, under an Agreement for Services. The family sites are administered under contract by a not for profit administrative agency Integrated Community Services, Inc. The Authority has 157 units of Section 8 Housing Choice Vouchers and 40 units of FSS Housing Choice Vouchers. The authority has received PHDEP funding in 1999, 2000, 1nd 2001.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority of the City of Green Bay will consolidate its Section 8 Voucher Choice Program and Section 8 FSS Program and FSS Coordinator Grant with the Brown County Housing Authority Section 8 Program as of July 1, 2002

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ NA

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment **A**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **B**

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

- The Housing Authority of the City of Green Bay has cooperated and assisted the Brown County Housing Authority in developing an active Section 8 Home Ownership Program. interested Section 8 families interested in Section 8 Home Ownership are assisted through the Brown County Housing Authority Program which has overlapping boundaries.
- Four families have been assisted, and are receiving Section 8 Assistance Payments toward Home Ownership mortgages.

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ 0.00

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment C

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name) **D**
3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment **E**.
 - Other: (list below)

B. 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: **City of Green Bay, WI.**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan.
2. **Continue making Capital Improvements to 154 units of Elderly and 50 units of Large Family Scattered site public housing to extend the use full life and affordability of said units.**

3. **Provide assistance to local developers, non profit agencies, local government agencies, to increase and improve the availability and affordability of needed housing**
4. **Provided Tax Exempt financing to a local non profit agency Family Service Association of Northeast Wisconsin, to develop twenty units of housing for troubled juveniles. The Agency will provide regional secure housing, counseling and mentoring to at risk juveniles.**
5. **Provided \$3.675 million Dollars in Tax Exempt financing to allow a non profit agency, University Village Housing Incorporated to build up to 360 units of affordable student housing .**
6. **Provided a commitment to provide below market financing to a local not for profit to acquire, redevelop and manage sixteen units of affordable housing, seven units of mixed income rental , ten condominium units and 11,000 square feet of neighborhood commercial space in a city target neighborhood.**
7. **Provided input to the City of Green Bay's Comprehensive Plan, Smart Growth initiatives.**
8. **Provided input and support to local non profit agencies to acquire, rehabilitate and sell to first time low income home buyers.**
9. **Provided planning and facilitated support to local non profit agencies to acquire and rehabilitate deteriorated rental properties to make them available to meet the needs of low income section 8 renters.**

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The Housing Authority of the City of Green Bay strives to effectively serve very low and moderate income families and Senior citizens in Low Income Public Housing Programs and the Section 8 Rental Assistance Program, and Section 8 FSS Program. The Authority continues to meet the special affordable needs providing rental assistance through its housing voucher program. The housing Authority collaborates with the Brown County Housing Authority, The City of Green Bay, Planning commission, Redevelopment

Authority and Neighborhoods Division, and a large number of non profit agencies in the planning and development of community programs and efforts to monitor and meet the housing needs of The City of Green Bay,

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

This Annual Agency plan includes PHDEP and deletes Section 8 Homeownership

B. Significant Amendment or Modification to the Annual Plan:

This Annual Agency Plan includes PHDEP and deletes Section 8 Homeownership.

Attachment A Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents <input 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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input 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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	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
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
	The results of 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Green Bay Housing Authority WI074	Grant Type and Number Capital Fund Program: CIAP 0170829009 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 16,250	\$ 16,250	\$ 0	\$ 0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 32,000	\$ 41,720	\$ 19,875	\$ 19,875
10	1460 Dwelling Structures	\$ 217,286	\$ 206,854	\$ 156,604	\$ 156,604
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 24,400	\$ 17,311	\$ 17,311	\$ 17,311
12	1470 Nondwelling Structures	\$ 5,000	\$ 12,040	\$ 12,040	\$ 12,040
13	1475 Nondwelling Equipment	\$ 9,400	\$ 32,112	\$ 21,483	\$ 21,483
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)	\$ 304,336	\$ 326,286	\$ 227,313	\$ 227,313
21	Amount of line 20 Related to LBP Activities	\$ 15,900	\$ 15,900	\$ 0	\$ 0
22	Amount of line 20 Related to Section 504 Compliance	\$ 38,036	\$ 45,250	\$ 0	\$ 0
23	Amount of line 20 Related to Security	\$ 14,000	\$ 20,222	\$ 7,065	\$ 7,065
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Green Bay Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 3,700			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 30,000			
10	1460 Dwelling Structures	\$ 236,158			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 325,700			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Green Bay Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Carpet Replacement – Public Areas	1460	1	20,000				
WI074-001	Lawnmower with Attachments	1475	1	20,000				
WI074-001	Replacement of Carpeting – Apartments	1460	15	7,500				
WI074-001	Landscaping around Community Room	1450	1	2,500				
WI074-001	Community Room Furniture	1475	1	10,000				
WI074-001	Community Room Addition	1460	1	225,000				
WI074-002	Administration	1410	1	3,700				
WI074-002	Basement	1450	1	10,000				
WI074-002	Drain Tile	1450	1	10,000				
WI074-002	Flooring – Hardwood	1460	1	9,500				
WI074-002	Paint	1450	1	7,500				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 15,000.00	\$ 3,600	\$ 3,601	\$ 3,601
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000.00	\$ 8,575	\$ 5,625	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 0	\$ 3,671		
10	1460 Dwelling Structures	\$ 265,981.00	\$ 201,798	\$ 167,583	\$ 11,887
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 0	\$ 58,775		
13	1475 Nondwelling Equipment	\$ 4,000.00	\$ 38,562	\$ 26,272	\$ 26,272
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 314,981	\$ 314,981	\$ 203,081	\$ 41,760
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Green Bay Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Architectural & Eng Fee- Comm Room	1430	1	\$ 30,000	\$ 8,575	\$ 5,625		
WI074-001	Carpet Replacement in Public Area	1460	1	\$ 4,554	\$ 31,798	\$ 13,208	\$ 11,887	
WI074-001	Update Fire Alarm Syst – Smoke Detect	1460	1	0	\$ 165,000	\$ 149,375		
WI074-001	Truck w/plow	1475	1	0	\$ 27,337	\$ 26,272	\$ 26,272	
WI074-001	Replacement Furniture	1475	1	0	\$ 11,225			
WI074-001	Seal Ramp Walls	1470	1	0	\$ 58,775			
WI074-001	Outdoor Receptacles	1450	1	0	\$ 3,671			
WI074-001	Treadmill	1475	1	\$ 4,000	0			
WI074-001	Community Room Addition (Reserve)	1460	1	\$ 126,427	0			
WI074-002	Administration	1410	1	\$ 15,000	\$ 3,600	\$ 3,601	\$ 3,601	
WI074-002	Tree Removal / Trimming	1460	1	0	\$ 5,000	\$ 5,000		
WI074-002	Vinyl Flooring	1460	1	\$ 135,000	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program No: WI39-P074-501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI074-001							
Architectural & Eng Fee- Comm Room	9/30/02	06/30/02		09/30/02	07/30/03		
Carpet Replacement in Public Area	09/30/02	09/30/02		09/30/02	12/31/02		
Update Fire Alarm Syst – Smoke Detect		06/30/02			03/30/03		
Truck w/plow		12/31/01			03/06/02		
Replacement Furniture		06/30/02			09/30/02		
Seal Ramp Walls		09/30/02			06/30/03		
Outdoor Receptacles		06/30/01			03/31/02		
WI074-002							
Administration		09/30/02			09/30/02		
Tree Removal / Trimming		09/30/01			09/30/02		

Capital Fund Program 5-Year Action Plan

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.

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Complete *	Total Estimated Cost	Est. Carryover Planned Start Date HA Fiscal Year 2002
WI-74-1	Asbestos Removal	4610	*	\$3,850	
	Carpeting	1460	*	3,776	
	Ceramic Flooring	1460	*	6,102	
	Upgrade Computer Equipment	1475	*	1,704	
	Entry Doors	1460	*	4,556	
	Epoxy Flooring	1460	*	9,629	
	Ramp Deck and Parapet Sealant	4610	*	5,400	
	Replacement Furniture	1475.030/4610		16,675	10,629
	Roof Replacement	1460	*	71,105	
	Seasonal Decorations/Banners	1465	*	4,799	
	Sweeper Attachment	1475.020	*	2,499	
	Vacuum Cleaner	1475.020	*	416	
	Seal & Stripe Parking Lot	4610	*	6,570	
	Coin Changer	1475.030	*	1,219	
	Washer/Dryer Replacement & Warranty	1475.030	*	7,528	
	Fax Machine	1475.010	*	359	
	Landscaping & Maintenance	1450/4430	*	10,660	
	Telephone Entry System	1460	*	6,222	
	Utility Truck	1475.020	*	308	
	Platform Truck	1475.020	*	353	
Sweeper	4420	*	70		
WI-74-2	Appliances	1465	*	\$12,512	
	Basement – Tuckpointing & Lead Paint Abatement	4610		8,500	8,500
	Blinds	4610		2,400	2,400
	Cabinets and Countertops	1460		2,600	2,600
	Fencing	1450	*	5,365	
	Flooring (Includes Tread on Stairs)	1460	*	43,714	
	Lead Based Paint Testing	4610		13,345	13,345
	Porch Deck and Rail	1460		45,250	45,250
	Roofing	1460	*	11,500	
	Snowblower	1475.020	*	1,050	
	Administration	4190		16,250	16,250

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
WI39-PO74-911-99	3-31-00	3-31-00
Wi39-PO74-501-00	8-30-01	8-30-02
WI39-PO74-501-01	5-30-02	5-30-03

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

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	
WI074-001	Mason Manor	2	1.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Update Fire Alarm System, Install All New Smoke Detectors			\$ 63,728	2002
Truck			\$ 26,272	
Draperies for Public Areas			\$ 10,000	
Carpet Replacement in Public Areas			\$ 15,446	
Replacement Furniture – Lobbies			\$ 10,000	
Coating Walls of Exterior Ramp Area			\$ 30,000	
Architectural & Engineering Fees - Community Room Addition			\$ 28,000	2002
Carpet Replacement in Public Areas			\$ 10,554	
Update Fire Alarm System, Install All New Smoke Detectors			\$126,427	
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI074-001	Mason Manor	2	1.5%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Carpet Replacement in Public Areas		\$ 20,000	2003
Lawnmower With Attachments		\$ 20,000	
Replacement of Carpeting – 15 Apartments		\$ 7,500	
Landscaping Around Community Room After Remodeling		\$ 2,500	
Furniture for Community Room After Remodeling		\$ 10,000	
Community Room addition		\$225,000	
Replace Roof on Community Room and Front		\$ 18,000	2004
Snowblower Replacement		\$ 4,000	
Carpet Replacement in Public Areas		\$ 11,000	
Replacement Furniture – Lobbies		\$ 10,000	
Deck on Exterior Ramp Resurfaced		\$ 25,000	
Community Room Addition		\$240,000	
Total estimated cost over next 5 years		\$913,427	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI074-002	Scattered Sites	2	1.0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Appliances			\$ 2,000	2002
Cabinets & Countertops			2,500	
Flooring – Hardwood			12,000	
Paint			16,000	
Porch Deck & Rail			26,550	
Roof			10,000	
Siding			20,000	
Storm Sewer			50,000	
Administration			15,450	
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
WI074-002	Scattered Sites	2	1.0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration		\$ 15,000	2002
Tree Trimming/Removal		5,000	
Flooring – Vinyl		130,000	
Basement		10,000	2003
Drain Tile		10,000	
Flooring – Hardwood		9,500	
Paint		7,500	
Cabinets		6,000	2004
Flooring – Hardwood		5,000	
Paint		1,500	
Miscellaneous		6,000	
Total estimated cost over next 5 years		\$360,000	

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$** 44,868
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 _____ R _____
- C. FFY in which funding is requested** 1999
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The City of Green Bay Housing Authority (GBHA) proposes to use the Public Housing Drug Elimination Grant funds to increase security and provide drug prevention activities. Specifically, the GBHA plans to conduct a needs assessment for residents by conducting a resident survey and meeting with the Resident Advisory Committees. The GBHA expects to then implement some changes to security systems and lighting at Mason Manor Retirement Community. For residents in the family scattered site units, the GBHA would like to provide opportunities for substance abuse counseling and education for prevention and referral to appropriate resources in the community. The GBHA goal is to provide a safe environment for residents to live and raise their families.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Mason Manor Retirement Community WI7401	154	Approx. 160
Scattered Site Family Housing WI7402	50	Approx. 205

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months _____ 18 Months _____ 24 Months X

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1999	\$ 44,868	WI39DEP0740199	\$ 36,222		9/27/00	9/27/02
FY 2000	\$ 46,762	WI39DEP0740100	\$ 46,762		9/27/00	9/27/02
FY 2001	\$ 50,121	WI39DEP0740101	\$ 50,121		5/30/01	5/30/03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The GBHA has contracted with Integrated Community Services, Inc., its management agent for the family scattered site units, to administer this grant. ICS, along with the GBHA staff and commissioners, and Resident Advisory Board have worked together to develop goals for the program.

GOALS: Prevent crime, gang activity, and illegal drug activity in and around public housing sites;
 Provide additional social services to residents and their families; and
 Deter substance abuse by public housing residents through prevention programming.

ICS conducted the HUD required survey in March 2001. The survey will be readministered late in 2002. The survey along with discussions with residents and the Resident Advisory Boards will be used to determine effectiveness and to monitor and evaluate the program.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY_1999_ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$ 26,000
9160 - Drug Prevention	\$ 14,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 4,868
TOTAL PHDEP FUNDING	\$ 44,868

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement N/A						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative N/A						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements \$ 26,000					Total PHDEP Funding: \$ 44,868		
Goal(s)							
Prevent crimes in and around GBHA sites.							
Objectives							
Make physical enhancements that will increase security.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security Camera/Cable TV connection			9/00	9/02	\$ 8,000	---	Ability for residents to better control access to building from in their apartment
2. Outdoor Lighting			9/00	9/02	\$ 3,000	---	Deter crime near homes that are not in well-lit areas (ex. Garages, back doors)
3. Additional Fencing			9/00	9/02	\$ 15,000	---	Cut off access through resident's yards to deter loitering, vandalism, break-ins

9160 - Drug Prevention \$ 14,000					Total PHDEP Funding: \$ 44,868		
Goal(s)		To deter substance abuse by public housing residents.					
Objectives		To better educate residents, especially children, about the dangers of substance abuse.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide at least 3 educational programs	15		9/00	9/02	\$ 10,000	--	Attendance by residents at programs
2. Information/referral service	10		9/00	9/02	\$ 4,000	--	Use of service
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs \$ 4,868					Total PHDEP Funds: \$ 44,868		
Goal(s)							
Provide additional services to residents and their families.							
Objectives							
Successfully administer the funds.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Hire contractor to administer funds & conduct surveys & needs assessment			9/00	9/02	\$ 4,868	--	Completion of grant as prescribed by HUD regulations and successful implementation of above mentioned programs.
2.							
3.							

Required Attachment ____: Resident Member on the PHA Governing Board

1. X Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Jane Trask**

B. How was the resident board member selected: (select one)?

Elected

X Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment _____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)