

PHAPLans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHAName: OSHKOSH HOUSING AUTHORITY

PHANumber: WI39 -P113

PHAFiscalYearBeginning: 07/01/2002

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
PHAFISCAL YEARS 2000 -2004
[24CFR Part 903.5]**

A. Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (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: The Oshkosh Housing Authority, a non -profit government enterprise, endeavor to assist the community in meeting the need for adequate and affordable housing opportunities for all people with a primary focus on service to low income households

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 EACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include targetss such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right to for 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: Encourage development of special need housing
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: PHAS score = 93 (high performer)**
 - Improve voucher management: SEMAP score = 92 (high performer)
 - Increase customer satisfaction:
 - Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards**
 - Implement voucher homeownership program:**
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other:

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other:

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 support services to improve assistance recipients' employability:
 - Provide or attract support services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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)

Other PHA Goals and Objectives: (list below)

Preservation of existing subsidized/affordable housing options in the City of Oshkosh.

**AnnualPHAPlan
PHAFiscalYear2002**

i. AnnualPlanType:

ii.



StandardPlan



StreamlinedPlan:



HighPerformingPHA



SmallAgency(<250PublicHousingUnits)



AdministeringSection8Only



TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHA Plan

TheOshkoshHousingAuthority(OHA)isahighperformingagencywithalong anddistinguishedrecordofservicetothecommunity.TheOHAisprincipally involvedintheownershipandmanagementofthreehundredandeight -six "elderly"dwellingunits inthreecentralOshkoshhousingdevelopments.

TheAuthorityalsoservesfamilieswith70unitsofscatteredsitespublichousing, a66unitaffordableHousingChoiceVoucherprogramandamanagement affiliatethatowns a72unitmulti -familysite.Finally,OHAalsoownsthreegroup homesandhasactedasaconduitfortax -exemptfinancingforprivate developmentofaffordablehousingoptions.

Goalsandstrategiesforthecomingyearincluderefiningmanagementpractices andmarketingofexistingprograms.TheAuthoritysupportsa cooperative applicationwiththeaffiliatedWinnebagoCountyHousingAuthorityforfairshare vouchersiftheyaremadeavailableinquantitiestosuggestanapplicationmaybe funded.

TheAuthoritycontinuestoleadacounty -wideefforttosustainalow -income homebuyerprogramfueledbyannualgrantapplicationsseekingin excessof \$300,000.FinancialcommitmentsofCDBGfundingfromthecitiesofNeenah, MenashaandOshkoshhavebeensolicitedandfederalHOMEandstateHCR I fundsawardsareanticipated.

iii. AnnualPlanTableofContents

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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.

Required Attachments:

- A: Resident Advisory Board Membership 47
- B: Progress Report on 5 -Year Plan 48&50
- C: FY2002 Capital Fund Program Annual Statement and Five Year Action Plan
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D: PHA Management Organizational Chart
- FY2002 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)
- Other (List below, provide in each attachment name)
- E. Pet Policy

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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	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
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
n/a	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
n/a	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
n/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
n/a	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
n/a	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
n/a	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
n/a	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
n/a	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
none	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

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. (2=modest impact; 3=moderate impact 4=significant impact)

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <=30% of AMI	1498	4	4	4	3	2	3
Income >30% but <=50% of AMI	1231	4	3	3	3	2	3
Income >50% but <80% of AMI	563	2	3	3	3	2	2
Elderly	750	2	2	1	1	2	3
Families with Disabilities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White non -Hispanic	3117	n/a	n/a	n/a	n/a	n/a	n/a
White/Hispanic	99	n/a	n/a	n/a	n/a	n/a	n/a
Black	68	n/a	n/a	n/a	n/a	n/a	n/a
Native Indian	52	n/a	n/a	n/a	n/a	n/a	n/a
Asian/Pacific Islndr.	162	n/a	n/a	n/a	n/a	n/a	n/a

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:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -**
widely administered by the PHA. PHAs 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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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)			
Joint OHA/WCHA	# of families	% of total families	Annual Turnover
Waiting list total	449		149
Extremely low income <=30% AMI	437	97.3%	
Very low income (30%-50% AMI)	11	2.5%	
Low income (50%-80% AMI)	1	0.2%	
Families with children	325	72.4%	
Elderly families	19	4.2%	
Families with Disabilities	118	26.3%	
Hispanic	33	7.4%	
Black	26	5.8%	
Native Indian	7	1.6%	
Asian/Pacific Islander	15	3.3%	
Bedroom Data			
1BR	109	25.7%	
2BR	251	59.2%	
3BR	55	13.0%	
4BR	7	1.7%	
5BR	2	0.5%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/sub -jurisdiction: **Court Tower**

	# of families	% of total families	Annual Turnover
Waiting list total	24		37(24%)
Extremely low income <= 30% AMI	20	83.3%	
Very low income (>30% but <=50% AMI)	4	16.7%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	1	8.3%	
Families with Disabilities	7	66.7%	
Hispanic	1	4.2%	
Black	3	12.5%	
Native Indian	0	0%	
Asian/Pacific Islander	4	16.7%	

Characteristics by Bedroom Size

1BR	24	100.0%
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Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to re-open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families on the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)
 If used, identify which development/sub -jurisdiction: **Mainview**

	# of families	% of total families	Annual Turnover
Waiting list total	6		14(13%)
Extremely low income <=30% AMI	6	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	2	33.3%	
Families with Disabilities	5	83.3%	
Hispanic	0	0%	
Black	0	0%	
Native Indian	0	0%	
Asian/Pacific Islndr.	0	0%	

Characteristics by Bedroom Size

1BR	6	100.0%	
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Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Scattered Sites**

	# of families	% of total families	Annual Turnover
Waiting list total	152		19 (27%)
Extremely low income <= 30% AMI	124	81.6%	
Very low income (>30% but <=50% AMI)	27	17.8%	
Low income (>50% but <80% AMI)	1	0.6%	
Families with children	73	97.4%	
Elderly families	1	0.6%	
Families with Disabilities	8	5.3%	
Hispanic	10	6.6%	
Black	5	3.3%	
Native Indian	1	0.6%	
Asian/Pacific Islander	5	3.3%	

Characteristics by Bedroom Size

1BR	0	0.0%	
2BR	140	92.1%	
3BR	10	6.6%	
4BR	2	1.3%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to re-open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Oshkosh Housing Authority has determined that aggressive utilization of existing resources can marginally help address identified affordable housing needs. However, given the onerous federal burdens generated in the past decade, existing funding and staffing can barely meet regulatory demands in the short term. Agency management hopes familiarity with new PHAS, FASS, MASS, RASS, SEMAP and PIC will eventually diminish the reporting burden. If those compliance mandates can be met, the agency focus can be directed back to service delivery. In the interim the Authority has pledged to affirmatively market and implement existing programs and to apply for housing vouchers as they become available.

(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 -uprates 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 units required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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
- 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

Strategy 1: Target available assistance to families at or below 30% of AMI (select all that apply)

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI (Select all that apply)

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly: (select all that apply)

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities (select all that apply)

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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 need is 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)

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 2001 grants)		
a) Public Housing Operating Fund	227,120	
b) Public Housing Capital Fund	517,000	
a) HOPEVIR revitalization	0	
b) HOPEVIDemolition	0	
c) Annual Contributions for Section 8 Tenant - Based Assistance	217,431	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
e) Resident Opportunity and Self-Sufficiency Grants	44,563	
f) Community Development Block Grant	0	
g) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated fund only) list below		
3. Public Housing Dwelling Rental Income	800,611	PH Operating Budget
<i>Excess Utilities</i>	5,020	PH Operating Budget
4. Other income (list below)		
<i>Interest</i>	14,650	PH Operating Budget
<i>Laundry Proceeds</i>	13,660	PH Operating Budget
4. Non-federal sources (list below)		
Total resources	1,840,165	

3. PHA Policies Governing Eligibility, Selection, and Admissions

4. [24CFR Part 903.79(c)]

A. Public Housing

(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: **(60 -90 days)**
- 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: Check for eligibility based on debt from prior "assisted" participation

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) Winnebago County Dept. of Human Services and Christine Ann Center (RDAS)

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? FIVE

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? All lists for which they are eligible households

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 the list 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 income targeting requirements by targeting more than 40% of all new admissions to public housing to families with income below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies (*fire/flood*)
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (*if essential for established job or childcare*)
- 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**)

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
- Households that contribute to meeting income goals (broader range of incomes)
- Households 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) Graduates of approved transitional housing program

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.

3 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 the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisal or hate crimes

Other preference(s) Graduates of approved transitional housing program

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences with 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 (RESIDENT HANDBOOK)

Other source (list)

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

At an annual reexamination and lease renewal

Anytime family composition changes

At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developmentsto determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- 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)

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:

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:

B. Section 8

(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 (check previous "assisted" tenancies for any debts)
- 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 (Identity of current and one previous landlord)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged?

- 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 a admission to section 8 tenant -based assistance?

- PHA main administrative office
 Other (Winnebago County Dept. Of Human Services and Christine Ann Center (RDAS))

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for an it?

If yes, state circumstances: Evidence of medical incident that significantly impaired search and/or, complete search history documenting sustained and significant effort

(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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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) Graduates of approved transitional housing program

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 soon. 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.

3 Date and Time

Former Federal preferences

- 1 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
- Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) Not Applicable

- 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
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies [24CFR Part 903.79(d)]

A. Public Housing

(1) Income Based Rent Policies

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 : Case by case review

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 if selected by Lessee

Bedrooms	Zero	One	Two	Three	Four	Five
Max. Rent	\$302	\$373	\$473	\$597	\$688	\$792

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. Ceiling rents

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

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

2. For which kinds of developments are ceiling 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

- Market comparability study
- Fair market rents (FMR)
- 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 determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

- Never
- At family option (Decreased household income)
- 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
- Other (list below) (Any change in Family Composition)

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.)

- This 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)

B. Section 8 Tenant -Based Assistance

(1) Payment Standards Describe the voucher payment standards and policies.

a. What is the PHA's payment 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?

- 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?

- 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?

- Success rates of assisted families
- Rent burdens 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) Case by case

5. Operations and Management

A. PHA Management Structure

Describe the PHA's management structure and organization.

- 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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	336	72
Section 8 Vouchers	66	30
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
Public Housing Drug Elimination Program		
Other Federal Programs		
Marian Manor (S/8 New)	120	20
Cumberland Ct. (HUD 236)	72	28
ESCGrant (ROSS)	n/a	n/a

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

Maintenance Plan

Pest Policy

Lease

(2) Section 8 Management: Administrative Plan

6. PHA Grievance Procedures

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants stop 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 applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

A. Capital Fund Activities

(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 Plant 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) **CFP #: WI39 P113-50101** -or-
 The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(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 Plant 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 as **(FY2002 5-Year Modernization Plan)** -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)

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

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 Plans 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 HOPE VI 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:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement 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)]

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: Court Tower
1b. Development (project) number: WI39/005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/15/2002)
5. Number of units affected: four
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (4 units in 156 unit high-rise) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: 12/31/2002

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

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; PHA 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: Court Tower	
1b. Development (project) number: WI213/005	
2. Designation type:	
Occupancy by only the elderly	<input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (06/15/2002)	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 156	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHA 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 type="checkbox"/> Assessment results submitted to HUD <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 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: (DD/MM/YYYY) <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 HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI 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

A. Public Housing

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: Scattered -sites	
1b. Development (project) number: W1113/002	
2. Federal Program authority:	
<input type="checkbox"/>	HOPEI
<input checked="" type="checkbox"/>	5(h)
<input 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: (08/15/2002)	
5. Number of units affected: 6	
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 performing 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

b. PHA established eligibility criteria

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:

12. PHA Community Service and Self-Sufficiency Programs

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)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA & 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 programs to 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 homeownership option participation
- Preference/eligibility for section 8 homeownership 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 &	Estimated	Allocation Method	Access (development)	Eligibility (public

Description (including location, if appropriate)	Size	(waitinglist/random selection/specific criteria/other)	office, main office/ other provider name)	housing or section 8 participants or both)
Nutrition Site	100	Self-select	ADVOCAP	General public
Health/Wellness Service	200	Self-select	"Elderly" buildings	Site residents
Resident Activities Program	300	Self-select	"Elderly" buildings	Site residents
Social Services Program	120	Self-select/Referral	"Elderly" buildings	Site residents

(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: DD/MM/YY)
Public Housing		
Section 8		

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 time 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

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 sub-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

- 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 level of violent and/or drug-related crime
- Other (describe below)

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)

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:

- 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

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)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. PET POLICY: see attachment

15. Civil Rights Certifications [24 CFR Part 903.79(o)]

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

16. Fiscal Audit

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? none

5. Yes No: Have responses to any unresolved findings been submitted to HUD? *not applicable* If not, when are they due (state below)?

17. PHA Asset Management

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

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?

2. What types of asset management activities will the PHA undertake?

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

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 as Attachment (Filename)
 Provided as follows: 1) accelerate elevator updates; 2) sell single family units
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no change to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes: 1) moved elevator work to FY2002 and, 2) planned 5 application
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)
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: Candidates self -nominated by contacting the PHA and resumes were forwarded to the Mayor
- 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): City Council

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: City of Oshkosh
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Concentrate assistance on elderly very low and extremely low - income renters*
 - Support efforts to flow - income renters to move up to home ownership*
 - Affirmatively market affordable housing programs*
 - Maintain and improve quality public housing properties and its management*
- Other: (list below)

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

Block grant funds committed to OHA Home Buyers program

D. Other Information Required by HUD

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

Attachments Follow

AttachmentA:

ResidentAdvisoryBoardMembers

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11370799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 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	24,000			
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,618	15,700	15,170	145
8	1440 Site Acquisition				
9	1450 Site Improvement	24,000	19,960	19,960	0
10	1460 Dwelling Structures	272,000	282,958	247,770	24,114
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	39,373	0		
	Amount of Annual Grant: (sum of lines....)				
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11370799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11370799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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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
WI39P113 -002	Mainview Window Replacements	1460	73	105,000	131,700	131,700		complete
WI39P113 -002	Mainview Access/Monitoring System	1460		15,718	20,246			obligated
WI39P113 -002	Mainview Parking Lot Improvements	1450		24,000	0	0		
WI39P113 -003	Forty Family Exterior Deadbolt Locks	1460	40	22,000	30,750	30,750		complete
WI39P113 -003	Forty Family Window Replacements	1460	24	80,000	67,400	67,400		complete
WI39P113 -005	Thirty Family Exterior Deadbolt Locks	1460	30	20,000	17,310	17,310		complete
WI39P113 -005	Replace Court Tower Parking Lot	1450		25,000	19,960	19,960		complete
WI39P113 -002	Court Tower Access/Monitoring System	1460		20,000	19,110			obligated
HA-WIDE	Architectural & Engineering	1430		18,618	15,700			

Part III: Implementation Schedule

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: WI39P11370799 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
<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: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account			Total Estimated Cost			Total Actual Cost
	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
	HA-WIDE	03/31/00	06/30/01		12/31/00	12/31/01	
							Complex security specifications & other HUD mandates

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<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: 12/31/00 <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 Soft Costs						
	Management Improvements Hard Costs						

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

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
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 Performance and Evaluation Report for Period Ending: 12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,618		20,940	18,126
8	1440 Site Acquisition				
9	1450 Site Improvement	105,000			
10	1460 Dwelling Structures	329,200		340,776	
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	39,373	0		
	Amount of Annual Grant: (sum of lines)				
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security — Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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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
WI39P113 -002	Mainview Parking Lot Improvements	1450		105,000	0	0		overbudget
WI39P113 -002	Mainview HVAC Improvements	1460		0	76,475			
WI39P113 -003	Forty Family Window Replacements	1460	24	75,000	68,100	68,100		obligated
WI39P113 -003	Forty Family Build Garages	1460	4		26,000			
WI39P113 -005	Thirty Family Build Garages	1460	4		26,000			
WI39P113 -005	Court Tower Window Replacement	1460	156	254,200	273,400			obligated
HA-WIDE	Architectural & Engineering	1430		18,618	24,940			obligated

Part III: Implementation Schedule

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	
WI39P113 -002	06/30/01	09/30/01		12/31/01	12/31/02		Insurance against any delays

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

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
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 Final Performance and Evaluation Report

Line No.	Summary by Development Account				Total Estimated Cost		Total Actual Cost
WI39P113 -003	03/31/01	09/30/01		12/31/01	12/31/02		Insurance against any delays
WI39P113 -005	03/31/01	09/30/01		12/31/01	12/31/02		Insurance against any delays

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WI39P113 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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 Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P113 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WI39P11350101 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
WI39P113002(MV)	Re-key to Security Master		1460	120	24,000			
WI39P113002(M V)	Replace Ranges			110	36,000			
WI39P113002(MV)	Parking & Access Improvements		1450		120,000			
WI39P113003(Forty)	Renovate Dwelling Units		1460	4	30,000			
WI39P113003(Forty)			1460					
WI39P113003(Forty)								
WI39P113003(CT)	Parking & Access Improvements		1450		160,000			
WI39P113003(CT)	Convert Units to Common Area		1460	4	34,000			
WI39P113003(CT)	Re-key to Security Master		1460	166	30,000			
WI39P113003(Thirty)	Build Garages		1460	5	30,000			
WI39P113003(Thirty)								
HA-Wide	Architectural & Engineering		1430		35,000			
HA-Wide	Administration		1410					
HA-Wide	Contingency				3,044			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2001/2002 FFYGrant:2001 PHAFY:2001			ActivitiesforYear:2002/2003 FFYGrant:2002 PHAFY:2002		
	DevelopmentNumber/ NameHA -Wide	WorkCategory	EstimatedCost	DevelopmentNumber/ NameHA -Wide	WorkCategory	EstimatedCost
	WI39P113002(MV)	RenovateCommon Areas	120,000	WI39P113002(MV)	Parking&Access Improvements	100,000
	WI39P113002(MV)	RefurbishExterior	120,000	WI39P113002(MV)	EmergencyGenerator	50,000
	WI39P113002(MV)			WI39P113002(MV)	RenovateUnits(4)	20,000
	WI39P113003(Forty)			WI39P113003(Forty)	RenovateUnits(4)	30,000
	WI39P113003(Forty)			WI39P113003(Forty)		
	WI39P113003(Forty)			WI39P113003(Forty)		
	WI39P113003(CT)	Tuckpointing	60,000	WI39P113003(CT)		
	WI39P 113003(CT)			WI39P113003(CT)		
	WI39P113003(CT)			WI39P113003(CT)	DecorateCommonArea	100,000
	WI39P113003(CT)			WI39P113003(CT)		
	WI39P113003(Thirty)	RenovateUnits(3)	20,000	WI39P113003(Thirty)	RenovateUnits(3)	20,000
	WI39P113003(Thirty)	BuildGarages(5)	30,000	WI39P113003(Thirty)	BuildGarages(5)	30,000
	WI39P113003(Thirty)			WI39P113003(Thirty)		
	WI39P113003(Thirty)			WI39P113003(Thirty)		
	HA-Wide	EquipmentReplacement	50,000	HA-Wide	EquipmentReplacement	10,000
	HA-Wide	Landscaping	40,000	HA-Wide	NewConstruction	92,000
	HA-Wide	Architectural&Eng	36,000	HA-Wide	Architectural&Eng	30,000
	HA-Wide	Administration	30,000	HA-Wide	Administration	32,000
	TOTAL		\$506,000			\$514,000

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:2003/2004 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:2004/2005 FFYGrant:2004 PHAFY:2004		
DevelopmentNumber/ NameHA -Wide	WorkCategory	EstimatedCost	DevelopmentNumber/ NameHA -Wide	WorkCategory	EstimatedCost
WI39P113002(MV)	ElevatorUpgrade	100,000	WI39P113002(MV)		
WI39P113002(MV)	ResidentialStorageArea	20,000	WI39P113002(MV)		
WI39P113002(MV)	RenovateUnits(4)	20,000	WI39P113002(MV)	RenovateUnits(4)	20,000
WI39P113003(Forty)	RenovateUnits(4)	30,000	WI39P113003(Forty)	RenovateUnits(4)	30,000
WI39P113003(Forty)			WI39P113003(Forty)	WaterHeaterVenting	8,000
WI39P113003(Forty)			WI39P113003(Forty)	ReplaceRoofs	200,000
WI39P113003(CT)	UpdateFireProtectionSys	80,000	WI39P113003(CT)	ReplaceClosetDoors	50,000
WI39P113003(CT)	UpdateEmergency Generator	60,000	WI39P113003(CT)		
WI39P113003(CT)			WI39P113003(CT)		
WI39P113003(CT)			WI39P113003(CT)		
WI39P113003(Thirty)	RenovateUnits(3)	20,000	WI39P113003(Thirty)	RenovateUnits(3)	20,000
WI39P113003(Thirty)	BuildGara ges(5)	30,000	WI39P113003(Thirty)	BuildGarages(5)	30,000
WI39P113003(Thirty)	ReplaceRoofs(12)	72,000	WI39P113003(Thirty)	ReplaceRoofs(12)	72,000
WI39P113003(Thirty)			WI39P113003(Thirty)		
HA-Wide	EquipmentReplacement	0	HA-Wide	EquipmentReplacement	0
HA-Wide	Landscaping	0	HA-Wide	Landscaping	0
HA-Wide	Architectural&Eng	30,000	HA-Wide	Architectural&Eng	24,000
HA-Wide	Administration	34,000	HA-Wide	Administration	36,000
TOTAL		\$492,000			\$486,000

Attachment B: Progress Report on 5 -Year Plan

The five year plan has been updated each year coincidental to development of the Annual Plan.

Initial implementation of the site -based waiting list has helped applicants and management to better hone their searches for apartments and residents, respectively.

As management has developed skills to coordinate the plan process and juggle the plan template it is beginning to be incorporated in strategic thinking.

Significant work has been completed on modernizing dwelling unit and properties to make them more attractive and useful. Major window projects, video security systems, and dead bolts were all among modernization projects completed.

The addition of 65 Housing Choice Vouchersto our affiliated Winnebago County Housing Authority will help reign in a fast growing waiting list.

The Initial Assessment for Voluntary Conversion did not identify any properties that required action.

Community Service Requirements were implemented and imposed. Subsequently residents have been notified that the policy is suspended until October 1, 2002, but may resume based on federal directives.

The complicated plan process and format inhibited commitment to new goals, but progress has been made in efficiencies across nearly all programs. Goals were achieved even when they were that weren't singled out in the 5 -Year plan.

Robert Weiner continues to serve as the resident Commissioner.

Attachment A: Resident Advisory Board for 2002 Five Year and Annual Plan Update

RESIDENT ADVISORY BOARD		COURT TOWER APARTMENTS		100 COURT ST.
<i>RESIDENT</i>	<i>ADDRESS</i>	<i>RESIDENT</i>	<i>ADDRESS</i>	
Jane Wyman	Apt 1208	Florence Gresham	Apt 1412	
LaVonne Silvagni	Apt 1401	Steven Peper	Apt 1304	
James Wiedl	Apt 1312	Maria Montano	Apt 1205	
Ron Johnson	Apt 1207	Joyce Gilbert	Apt 1212	
Leona Horton	Apt 1209	Jena Veith	Apt 1101	
Patrick Callagan	Apt 1404	David Towne	Apt 1402	
Karen Beck	Apt 1402	Christopher Fox	Apt 1311	
Fay Schwersinske	Apt 1303	Jeannette Bacon	Apt 1310	
Sheila Triechel	Apt 1210	Colin Godwin	Apt 1206	
Roxann Goodrich	Apt 1201	Hugh Tucker	Apt 406	
Verna Vogt	Apt 308	Irene Mathias	Apt 808	
Bertha Emery	Apt 404	Evelyn Krueger	Apt 207	
Clara Wegner	Apt 205	Mary & John Natishin	Apt 608	
Debra Miller	Apt 507	Sharon Chappa	Apt 203	
Dorothy Sanders	Apt 612	Pearl Meyer	Apt 611	
Donald Traugott	Apt 610	Kay Star	Apt 706	
Walter Wesner	Apt 609	Vernon Schmidt	Apt 204	
Tienya Witz	Apt 512	Juanita Becker	Apt 1105	
Charles Shannon	Apt 601	Sharon Brennan	Apt 707	
Shirley Hartwell	Apt 701	Alma Beschta	Apt 711	
Eugene Hickey	Apt 510	Robert Weiner	Apt 511	
Jennifer Sommers	Apt 1410	Robert Collins	Apt 408	
Chris Hartman	Apt 1407	Bev Portnoy	Apt 1003	
Dorothy Haskamp	Apt 906	Helen Schroeder	Apt 804	
Fern Christensen	Apt 812	Elizabeth Sherwood	Apt 1406	
Rose George	Apt 805	Cordelia Cumber	Apt 809	
Esther Sperlich	Apt 1012	Joan Krueger	Apt 1011	
Millie Keisel	Apt 1005	Marvel Reischl	Apt 1004	
Wolfgang Kraut	Apt 909	Mary Resheske	Apt 912	
Lisa Loring	Apt 801	Georgina Dickinson	Apt 901	
Leoda Bullock	Apt 703			

RESIDENT ADVISORY BOARD		MAINVIEW APTS.	530 N. MAIN ST.	
<i>RESIDENT</i>	<i>ADDRESS</i>	<i>RESIDENT</i>	<i>ADDRESS</i>	
Judith Reinhart	Apt 201	Richard Van Keuren	Apt 918	
Robert Paterson	Apt 915	Sally Helm	Apt 817	
Juanita Amos	Apt 721	Lillian Winton	Apt 714	
Linda Manthey	Apt 917	Alvin Jones	Apt 919	
Thomas Larson	Apt 717	Clair Palfrey	Apt 111	
Emelia Leonard	Apt 813	Sonja & Bruce Moede	Apt 1014	
Veronica Stenson	Apt 716	Pat Gillespie	Apt 1021	
Rose Fritz Apt 1016		Paul Marchand		Apt 816
Ruth Ralph Apt 718		Robert Hanford	Apt 720	
Joseph Angle Apt 1015		Marie Smith		Apt 208
Gordis Eichman	Apt 206	Katherine Schneider		Apt 304
Ron Paukner	Apt 109	Linda DeVall		Apt 110
Rosslyn Magdanz	Apt 107	Bruce Emmons		Apt 205
Annette Duebster	Apt 202	Helen Klaske		Apt 302

RESIDENT ADVISORY BOARD		MAINVIEW APTS.	530N. MAIN ST	
RESIDENT	ADDRESS	RESIDENT	ADDRESS	
Larry Bonnell	Apt604	Madge Mauritz	Apt603	
Vanessa Hartl	Apt518	Mae Helmer	Apt515	
Tammy Skaug	Apt607	Robert Billington	Apt502	
Robert Kaiser	Apt608	Becky Busha	Apt612	
Gina Rodriguez	Apt513	Deloris Gumlick	Apt619	
Lester Kleinschmidt	Apt601	Lorraine Gonias	Apt613	
David Pratt	Apt512	Illa Nowack	Apt505	
Diane Larie	Apt519	Olga Murphy	Apt517	
Ginny Ruch	Apt514	Lorrain Barsch	Apt609	
Bernice Kemnitz	Apt611	Betty Wilson	Apt620	
Kathy Hauer	Apt615	Matila Krueger	Apt605	
John Mundt	Apt606	Arlene Krentz	Apt218	
Evelyn Lane	Apt206	Rose Duex	Apt205	
Loretta Mech	Apt108	Marie Goretzki	Apt216	
Lois Elliott	Apt105	Violet Kramer	Apt207	
Cara Trecartin	Apt112	Loretta Kettner	Apt113	
Carol Knutzen	Apt118	Ruth Beglinger	Apt114	
Sharon Liese	Apt121	Marilyn Gross	Apt210	
Pat LaRose	Apt111	Margie Johnson	Apt209	
Emily Whiteside	Apt202	Dorothy Harron	Apt217	
Charles Decker	Apt211	Barb Schroeder	Apt212	
Eunice Coates	Apt107	Richard Frank	Apt201	
All Liese	Apt121	Florence Lehman	Apt110	
John Weber	Apt203	Ray & Dorothy Schani	Apt213	
Venecia Rodriguez	Apt103	Dolly Masterson	Apt101	
Eleanor Kroening	Apt106	Freida Wellman	Apt119	

RESIDENT ADVISORY BOARD		SCATTERED SITES & VOUCHERS	OSHKOSH
RESIDENT	ADDRESS	RESIDENT	ADDRESS
Vang Neng Xiong	915 Pierece	Mao Yang	1320 National
Jessica Williams	1520 Covington	Leigh Splitt	1259 Titan Ct.

RESIDENT ADVISORY BOARD		CUMBERLAND COURT APTS.	CUMBERLAND TRAIL
RESIDENT	ADDRESS	RESIDENT	ADDRESS
Thomas & Heather Heseck	Cumberland Trail	Nancy Rummel	1240-FCumberland Trail
Stephanie Solberg	1240-BCumberland Trail	Tammy Allen	1240-HCumberland Trail
Cassandra Sinnen	1220-DCumberland Trail	Laurie Strebe	1030-ECumberland Trail

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No : WI39P113 50100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 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 Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,618	31,500	31,500	31,500
8	1440 Site Acquisition				
9	1450 Site Improvement	105,000			
10	1460 Dwelling Structures	329,200	454,300	394,300	386,500
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	39,373	6,391		
	Amount of Annual Grant: (sum of lines.....)				
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHANa me: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WI39P11350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	
WI39P113 -002	Mainview Parking Lot Improvements	1450		105,000	0	0		overbudget	
WI39P113 -002	Security Systems Additions				5,000			obligated	
WI39P113 -002	Mainview HVAC Improvements	1460		0	60,000			pending	
WI39P113 -003	Forty Family Window Replacements	1460	24	75,000	68,100		68,100	expended	
WI39P113 -003	Forty Family Build Garages	1460			0				
WI39P113 -005	Thirty Family Build Garages	1460							
WI39P113 -005	Security Systems Additions				2,800			obligated	
WI39P113 -005	Court Tower Window Replacement	1460	156	254,200	273,400		273,400	Expended	
WI39P113 -005	Court Tower HVAC Improvement s				45,000			Expended	
HA-WIDE	Architectural & Engineering	1430		18,618	31,500			obligated	
HA-WIDE	Contingency				6,391				

Part III: Implementation Schedule

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI39P113 -002	06/30/01	09/30/02		12/31/01	03/31/03		Insurance against any delays
WI39P113 -003	03/31/01	09/30/02		12/31/01	03/31/03		Insurance against any delays
WI39P113 -005	03/31/01	09/30/02		12/31/01	03/31/03		Insurance against any delays

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

PHAName: OSHKOSH HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WI39P11350101 Replacement Housing Factor Grant No: 50101	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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 Soft Costs		4,044		
	Management Improvements Hard Costs		8,000		
4	1410 Administration	44	28,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	280,000			
10	1460 Dwelling Structures	184,000			
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	1499 Development Activities				
19	1502 Contingency	3,000			
	Amount of Annual Grant: (sum of lines.....)				
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs	54,000			
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

AnnualStatement/Performanceand EvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

PHAName: OSHKOSH HOUSING AUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: WI3911350101				FederalFY ofGrant: 2001		
Development#/Name	GeneralDescriptionofMajor WorkCategories	AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
WI39P113002(MV)	Re-keytoSecurityMaster	1460	120	24,000				
WI39P113002 (MV)	ReplaceRanges		110	36,000				
WI39P113002(MV)	Parking&AccessImprovements	1450		0				
WI39P113002(MV)	CommonAreaTileWalkways			18,000				
WI39P113002(MV)	UpgradeHotWaterHeating			18,000				
WI39P113002(MV)	Create/Furnish ResidentLounges			24,000				
WI39P113003(Forty)	RenovateDwellingUnits	1460	0	0				
WI39P113005(CT)	Parking&AccessImprovements	1450		160,000				
WI39P113005(CT)	ConvertUnitstoCommonArea	1460	0	0				
WI39P113 005(CT)	Re-keytoSecurityMaster	1460	166	30,000				
WI39P113005(CT)	CommonAreaTileWalkways			32,000				
WI39P113005(Thirty)	BuildGarages	1460	5	33,000				
WI39P113005(Thirty)	ReplaceKitchenAppliances		54	40,000				
HA-Wide	Architectural&Engineering	1430		38,000				
HA-Wide	ManagementImprovements			12,000				
HA-Wide	Administration	1410		28,000				
HA-Wide	Contingency			9,044				

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartIII:ImplementationSchedule

PHAName: OSHKOSH HOUSING AUTHORITY		GrantTypeandNumber CapitalFundProgramNo : WI3911350101				FederalFYofGrant: 2001	
DevelopmentNumber Name/HA-WideActivities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	10/01/02	09/30/03		03/31/2004			RealEstateNegotiationsw/ environmentalconcerns

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHAName: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WI39P11350102		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	30,000			
3	1408 Management Improvements Soft Costs	1,000			
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	304,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	63,000			
13	1475 Nondwelling Equipment	90,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	4,000			
	Amount of Annual Grant: (sum of lines.....)	514,000			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of line XX Related to Security — Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No : WI3911350102				Federal FY of Grant 2002	
Development Number Name/HA -Wide	General Description of Major Work Categories	Qty.	Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
P113002(MV)	Elevator Modernization				132,000		
P113002(MV)							
P113003(Forty)							
P113005(CT)	Apt. Remodel to Laundry/Lounge	4			28,000		
P113005(CT)	Elevator Modernization				144,000		
P113005(CT)							
P113003(Thirty)	Build Garages	9			63,000		
P113003(Thirty)							
HA-Wide	Shuttle Bus				90,000		
HA-Wide	Administration				30,000		
HA-Wide	Management Improvements				1,000		
HA-Wide	Architectural & Engineering				22,000		
	Contingency				4,000		

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

PHAName: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No : WI3911350102				Federal FY of Grant: 2002	
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	03/30/2004			03/30/2006			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear FFYGrant:2003 PHAFYE:06/30/2004			ActivitiesforYear: FFYGrant:2004 PHAFYE:06/30/2005		
	DevelopmentNumber /NameHA -Wide	WorkCategory	Estimated Cost	DevelopmentNumber/ Name/HA -Wide	WorkCategory	Estimated Cost
	P113002(MV)	RefurbishExterior	60,000	P113002(MV)	EmergencyGenerator	32,000
	P113002(MV)	KitchenCabinetry	150,000	P113002(MV)	UpdateFireAlarmPanel&Sys.	48,000
	P113002(MV)			P113002(MV)	InstallLowFlowToilets	40,000
	P113003(Forty)			P113003(Forty)		
	P113005(CT)	Tuckpointing	24,000	P113005(CT)	ClosetDoorReplacements	32,000
	P113005(CT)	RemodelDiningandUpperFloors	28,800	P113005(CT)	UpdateFireAlarmPanel&Sys.	64,000
				P113005(CT)	EmergencyGenerator	40,000
	P113005(Thirty)	BuildGarages(8)	50,000			
	P113005(Thirty)			P113005(Thirty)	RenovateUnits(3)	20,000
	HA-Wide	NewDwellingConstruction	100,000	HA-Wide	PickupTruckReplacement	28,000
	HA-Wide	SmokeDetectorReplacement	7,800	HA-Wide	NewConstruction	120,000
	HA-Wide	Landscaping	12,000			
	HA-Wide	ManagementImprovements	20,000	HA-Wide	ManagementImprovements	20,000
	HA-Wide	Architectural&Eng	22,000	HA-Wide	Architectural&Eng	40,000
	HA-Wide	Administration	30,000	HA-Wide	Administration	30,000
	HA-Wide	Contingency	9,400	HA-Wide	Contingency	20,000
	TOTAL		514,000			\$514,000

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:2003/2004 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:2004/2005 FFYGrant:2004 PHAFY:2004		
DevelopmentNumber /NameHA -Wide	WorkCategory	Estimated Cost	DevelopmentNumber/ NameHA -Wide	WorkCategory	Estimated Cost
P113002(MV)	ResidentialStorageArea	48,000	P113002(MV)	ParkingImprovements	80,000
P113003(Forty)	UpgradeLaundryFacilities	24,000	P113003(Forty)	RenovateExteriors	40,000
P113003(CT)			P113003(CT)		
P113003(Thirty)	UpgradeLaundryFacilities	18,000	P113003(Thirty)	ReplaceFurnaces	48,000
P113003(Thirty)	BuildGarages(5)		P113003(Thirty)	Build Garages(2)	12,000
P113003(Thirty)	ReplaceRoofs(12)	80,000	P113003(Thirty)	ReplaceRoofs(2)	12,000
HA-Wide	PickupTruckReplacement	32,000	HA-Wide	NewDwellingConstruction	250,000
HA-Wide	NewDwellingConstruction	240,000	HA-Wide	Landscaping	12,000
HA-Wide	ManagementImprovements		HA-Wide	ManagementImprovements	2,000
HA-Wide	Architectural&Eng	32,000	HA-Wide	Architectural&Eng	24,000
HA-Wide	Administration	30,000	HA-Wide	Administration	30,000
HA-Wide	Contingency	10,000	HA-Wide	Contingency	4,000
TOTAL		514,000	TOTAL		514,000

