

Housing Authority of the City of Superior, Wisconsin

PHA Plans

5 Year Plan for Fiscal Years 2003-2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHAName: Superior Housing Authority

PHANumber: WI001

PHAFiscalYearBeginning: January 1, 2003

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)
- City Planning Office**

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2003-2007
[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 is: (state mission here)

The mission of the Superior Housing Authority is to be the area's affordable housing of choice. We provide and maintain safe, quality housing in a cost effective manner. By partnering with others, we offer rental assistance and other related services to our community.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspection s)

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: (list below)

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:
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Other: (list below)

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)

The Superior Housing Authority has established the following goals and objectives.

GOAL ONE: MANAGE THE SUPERIOR HOUSING AUTHORITY IN A MANNER THAT RESULTS IN FULL COMPLIANCE WITH APPLICABLE STATUTES.

Objective: Sustain the overall Superior Housing Authority public housing occupancy rate at 97%.

Objective: Improve the image of the Superior Housing Authority, so it is recognized as a vital participant in our community.

GOAL TWO: EXPAND THE SUPPLY OF ASSISTED HOUSING.

Objective: The Superior Housing Authority will apply for additional Section 8 program vouchers in response to HUD Notifications of Fund Availability (NOFA). This is a non-going objective.

GOAL THREE: IMPROVE THE QUALITY OF SUPERIOR HOUSING AUTHORITY PROPERTIES.

Objective: The Superior Housing Authority will continue to modernize our public housing units and properties. This is a non-going objective.

Objective: The Superior Housing Authority shall develop and adopt a Maintenance Policy by December 31, 2003.

GOAL FOUR: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING IN THE ADMINISTRATION OF SUPERIOR HOUSING AUTHORITY PROGRAMS.

Objective: The Superior Housing Authority will continue to make our public housing handicapped accessible and seek to expand the supply of accessible housing for people receiving Section 8 assistance. This is a non-going objective.

GOAL FIVE: PROVIDE A SAFE AND SECURE ENVIRONMENT IN THE SUPERIOR HOUSING AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS.

Objective: The Superior Housing Authority will work with the Superior Police Department on ways to maintain and enhance the security of four sites.

GOALSIX: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF SUPERIOR HOUSING AUTHORITY PUBLIC HOUSING AND SECTION 8 PROGRAM HOUSEHOLDS.

Objective: Develop and implement 3 new partnerships with service providers for Superior Housing Authority residents by December 31, 2003.

**AnnualPHAPlan
PHAFiscalYear2003**
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

**HighPerformingPHA
SmallAgency(<250PublicHousingUnits)
AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

ThisSectionisnolongerrequired.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (**Attachment G**)
- FY2003 Capital Fund Program Annual Statement (**wi001a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2003 Capital Fund Program 5 Year Action Plan (**wi001b01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**Attachment N**)
- Other (List below, providing each attachment name)
 - wi001c01-2000 P&E Report**
 - wi001d01-2001 P&E Report**
 - wi001e01-2002 P&E Report**
 - wi001f01-Resident Survey Action Plan**
 - Attachment H-Definition of Substantial Deviation**
 - Attachment I-RAB Membership**
 - Attachment J-Resident Membership on the Board**
 - Attachment K-Report on 5 Year Goals and Objectives**
 - Attachment L-Summary of Pet Policy**
 - Attachment M-Voluntary Conversions**

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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification 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 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 check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies 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
X	Public housing grievance procedures check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures 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 home ownership programs/plans	Annual Plan: Homeownership
N.A.	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N.A.	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N.A.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of

renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,208	5	5	5	5	5	5
Income > 30% but <= 50% of AMI	942	5	5	5	5	5	5
Income > 50% but < 80% of AMI	775	3	3	3	3	3	3
Elderly	910	3	3	3	3	3	3
Families with Disabilities	Un-known						
Black	16	5	5	5	5	4	5
Hispanic	3	5	5	5	5	4	5
Native American	Un-known						
Race/Ethnicity							

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: 2003

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-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Waitinglisttype:(selectone) Section8tenant-basedassistance PublicHousing CombinedSection8andPublicHousing PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	247		125
Extremelylowincome <=30%AMI	189	76	
Verylowincome (>30%but<=50% AMI)	49	20	
Lowincome (>50%but<80%AMI)	9	.36	
Familieswithchildren	110	44	
Elderlyfamilies	8	.32	
Familieswith Disabilities			
White	227	91	
Black	15	.06	
NativeAmerican	5	.02	
Asian	5	.02	
Hawaiian/PacIs	1	.01	
Characteristicsby BedroomSize(Public HousingOnly)			
1BR	139	56	27
2BR	87	35	72
3BR	21	.84	21
4BR	2	.08	5
5BR			
5+BR			
Isthewaitinglistclosed(selectone)?No Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoopenthelistinthePHAPlanyear? No Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? No Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) Section8tenant-basedassistance PublicHousing CombinedSection8andPublicHousing PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	153		35
Extremelylowincome <=30%AMI	100	65	
Verylowincome (>30%but<=50% AMI)	48	31	
FY2003AnnualPlanPage 12			
HUD50075 OMBApprovalNo:2577-0226 Expires:03/31/2002			

Low income (>50% but <80% AMI)	5	.03	
Families with children	94	61	
Elderly families	12	.08	
Families with Disabilities			
White	137	90	
Black	5	.033	
AmInd/Nat. Alaska	7	.046	
Hispanic	4	.027	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? No Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to 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 **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for alleligible populations

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

Select all that apply

Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reduce turnover time for vacated public housing units

Reduce time to renovate public housing units

Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassistedbythe PHA,regardlessofunitsizerequired
Maintainorincreasesection8lease-upratesbymarketingtheprogramtoowners,particularly thoseoutsideofareasofminorityandpovertyconcentration
Maintainorincreasesection8lease-upratesbyeffectivelyscreeningSection8applicantsto increaseowneracceptanceofprogram
ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwithbroader communitystrategies
Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

Applyforadditionalsection8unitsshouldtheybecomeavailable
Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed-
financehousing
PursuehousingresourcesotherthanpublichousingorSection8tenant-based assistance.
Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIinpublic housing
ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant-basedsection8assistance
Employadmissionspreferencesaimedatfamilieswiththeeconomichardships
Adoptrentpoliciesstosupportandencouragework
Other:(listbelow)
TheSuperiorHousingAuthoritywillcontinuetoacceptapplicationsbasedondateand timeofapplication.

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

Employadmissionspreferencesaimedatfamilieswhoareworking
Adoptrentpoliciesstosupportandencouragework
Other:(listbelow)

TheSuperiorHousingAuthoritywillcontinuetoacceptapplicantsbasedonthedateandtimeof theirapplication.

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

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

The Superior Housing Authority will continue to accept applicants based on the date and time of their application.

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)

The Superior Housing Authority will continue to accept applicants based on the date and time if their application.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

Funding constraints
Staffing constraints

Limited availability of sites for assisted housing
 Extent to which particular housing needs are met by other organizations in the community
 Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 Influence of the housing market on PHA programs
 Community priorities regarding housing assistance
 Results of consultation with local or state government
 Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	760,000	
b) Public Housing Capital Fund	889,608	
c) HOPE VIV revitalization		
d) HOPE VID demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	633,330	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	3516	PH & Sec 8 Residents
i) HOME		
Other Federal Grants (list below)		
FSS Coordinator	39,791	Section 8 Residents

2.Prior Year Federal Grants (unobligated funds only)(list below)		
FY2001CFP	331,831	Capital Needs
FY2002CFP	657,211	Capital Needs
3.Public Housing Dwelling Rental Income	950,000	PH Operations
4.Other income (list below)		
Investment Income	35,000	PH Operations
Other Income	20,000	PH Operations
4.Non-federal sources (list below)		
Total resources	4,320,287	

The above numbers are subject to change.

3.PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A.Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

Upon receipt of the family's pre-application, the Superior Housing Authority will make a preliminary determination of eligibility. The Superior Housing Authority will notify the family in writing of the date and time of placement on the waiting list, and the approximate wait before housing may be offered. If the Superior Housing Authority determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The Superior Housing Authority will ensure that verification of all preferences, eligibility, suitability and selection factors are recurrent in order to determine the family's final eligibility for admission into the Public Housing Program.

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

Wedoacreditcheckonthosethatdonothavea2-yearrentalhistory.

- 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)

We have three public housing waiting lists - one for the elderly/disabled, one for family, and one for our Turnkey Units (scattered sites).

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

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

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? **2**

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)?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **3**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two

Three or More

b. Yes/No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

Yes/No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

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

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 (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) (list below)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 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 reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissectionis complete.Ifyes,continuetotheneftquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveor below85%to115%oftheaverageincomesofallsuchdevelopments?Ifno, thissectioniscomplete. **However,thonesiteover115%isonly27%of MedianIncomeandthereforeexempt.**

Ifyes,listthesedevelopmentsasfollows:

DeconcentrationPolicyforCoveredDevelopments			
DevelopmentName :	Number ofUnits	Explanation(ifany)[seestep4at §903.2(c)(1)(iv)]	Deconcentrationpolicy(if noexplanation)[seestep5 at§903.2(c)(1)(v)]
		NotApplicable	

B. Section 8

Exemptions:PHAthatdonotadministersection8arenotrequiredto completesub-component3B. Unlessotherwisespecified,allquestionsinthissectionapplyonlytothetenant-basedsection8 assistanceprogram(vouchers,anduntilcompletelymergedintothevoucherprogram, certificates).

(1) Eligibility

- a. WhatistheextentofscreeningconductedbythePHA?(selectallthatapply)
 Criminalordrug-relatedactivityonlytotheextentrequiredbylawor regulation
 Criminalanddrug-relatedactivity,moreextensivelythanrequiredbylawor regulation
 Moregeneralscreeningthancriminalanddrug-relatedactivity(listfactorsbelow)
 Other(listbelow)
- b. YesNo:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?
- c. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesfor screeningpurposes?
- d. YesNo:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreeningpurposes?(either directlyorthroughanNCIC-authorizedsource)

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If the need for an extension is justified by the applicant in writing.

(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) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 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)
- 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) (list below)

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

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

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference 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

Not Applicable. The Superior Housing Authority does not administer any 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 programs to the public?

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(Ifselected,continuetoquestionb.)

b. Minimum Rent

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

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

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

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

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

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

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

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 **between regular re-certification exams if (1) there is a change in family composition, (2) a decrease in rent has been granted during the year, (3) families paying the minimum rent, or (4) the family is receiving a utility reimbursement.**

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) (select one)

- Yesforalldevelopments
- Yesbutonlyforsomedependments
- No

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

- Foralldependments
- Foralldeneraloccupancydevelopments(notelderlyordisabledorelderly only)
- Forspecifiedgeneraloccupancydevelopments
- Forcertainpartsofdevelopments;e.g.,thehigh-riseportion
- Forcertainsizeunits;e.g.,largerbedroomsizes
- Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(select allthatapply)

- Marketcomparabilitystudy
- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service
- The“rentalvalue”oftheunit
- Other(listbelow)

f. Rente-determinations :

1. Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycompositiontothePHAsuchthatthechangesresultinadjustmentto rent?(selectallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____
- Other(listbelow)

Forincreasesinearnedincomebetweenregularre-certificationexamsunless(1) thereisachangeinfamilycomposition,(2)adecreaseinrenthasbeengranted duringtheyear,(3)thefamilyisplayingminimumrentor(4)thefamilyis receivingautilityreimbursement.

g. YesNo:DoesthePHAplantoimplementindividualsavingsaccountsforresidents(ISAs)as analternativetotherequired12monthdisallowanceofearnedincomeand phasinginofrentincreasesinthenextyear?

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) – **a market analysis was done by a Realtor**

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR **4 or more bedrooms**
- Above 100% but at or below 110% of FMR – **one, two, and three bedrooms**
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.79(e)]

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

The Superior Housing Authority is a high performing PHA and not required to complete this section.

A. PHA Management Structure

Describe the PHA's management structure and organization.
 (select one)

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

B. HUD Programs Under PHA Management

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

* Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

The Superior Housing Authority, a high performing agency, is not required to complete this section.

A. Public Housing

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

If yes, list addition to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for 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

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **wi001a01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **wi001bd01**

-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 there)

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

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

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

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

Yes/No: d) Will the PHA be engaging in any mixed-financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

[24 CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition Disposition	
3. Application status (select one) Approved Submitted, pending approval Planned application	
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	
6. Coverage of action (select one) Part of the development Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[24 CFR Part 903.79(i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) Part of the development Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes/No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	

<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p>Conversion Plan in development</p> <p>Conversion Plans submitted to HUD on: (DD/MM/YYYY)</p> <p>Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p>Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p>Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p>Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:)</p> <p>Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:)</p> <p>Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p>Requirements no longer applicable: site now has less than 300 units</p> <p>Other: (describe below)</p>

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

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

11. Homeownership Programs Administered by the PHA
 [24CFR Part 903.79(k)]

A. Public Housing

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

1. Yes/No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPEI 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 HOPEI 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:	
1b. Development (project) number:	
2. Federal Program authority:	HOPEI 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(DD/MM/YYYY)</u>
5. Number of units affected:	
6. Coverage of action: (select one)	Part of the development Total development

B. Section 8 Tenant Based Assistance

1. Yes/No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

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

[24CFR Part 903.79(1)]

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

The Superior Housing Authority is a high performing agency and not required to complete this section.

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 support 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 and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and 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 & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(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 times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmaykiptocomponent15.HighPerformingandsmallPHAs thatare participatinginPHDEP andaresubmittingaPHDEPPlanwiththisPHAPlanmaykipto sub-componentD.

TheSuperiorHousingAuthorityisahighperformingagencyandnotrequiredto completethissection.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents (selectallthatapply)

- Highincidenceofviolentand/or drug-relatedcrimeinsomeorall ofthePHA'sdevelopments
- Highincidenceofviolentand/or drug-relatedcrimeintheareassurroundingoradjacenttothe PHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower-levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsduetoperceived and/oractuallevelsofviolentand/or drug-relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionstoimprovesafety ofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”publichousing authority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake: (selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionofcrime-and/or drug-preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activities targetedtoat-riskyouth, adults, orseniors
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describellow)

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 FY2003 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 FY2003 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR 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

[24CFR Part 903.79(p)]

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

17. PHA Asset Management

[24CFR Part 903.79(q)]

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.

The Superior Housing Authority is a high performing agency and not required to complete this section.

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? (select all that apply)
Not applicable
Private management
Development-based accounting
Comprehensive stock assessment
Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the Housing Asset Management Table? **optional Public**

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
Attached at Attachment (Filename) wi001n01
Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other:(listbelow)

B.DescriptionofElectionprocessforResidentsonthePHABoard

1. YesNo: 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. YesNo: 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.DescriptionofResidentElectionProcess

a.Nominationofcandidatesforplaceontheballot:(selectallthatapply)

Candidates were nominated by resident and assisted family organizations
Candidates could be nominated by any adult recipient of PHA assistance
Self-nomination: Candidates registered with the PHA and requested a place on ballot
Other:(describe)

b.Eligiblecandidates:(selectone)

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.Eligiblevoters:(selectallthatapply)

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)

C.StatementofConsistencywiththeConsolidatedPlan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **City of Superior**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:(select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
Activities to be undertaken by the PHA in the coming year are consistent with

the initiatives contained in the Consolidated Plan. (list below)
Other: (list below)

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

AttachmentG

G.DECONCENTRATIONOFPOVERTYANDINCOME-MIXING

ItisthepolicyofthisPHAtoprovidefordeconcentrationofpovertyandencourage incomemixingbybringinghigherincomefamiliesintolowerincomedevelopments andlowerincomefamiliesintohigherincomedevelopments.Towardthisend,the PHAmayskipfamiliesonthewaitinglisttoeachotherfamilieswithaloweror higherincome.Wewillaccomplishthisinauniformandnon-discriminatingmanner.

ThePHAwillaffirmativelymarketourhousingtoalleligibleincomegroups.Lower incomefamilieswillnotbesteeredtowardlowerincomedevelopmentsandhigher incomefamilieswillnotbesteeredtohigherincomedevelopments.

Asrequired,priortothebeginningofeachfiscalyear,wewillanalyzetheincome levelsoffamiliesresidingineachofourdevelopments.Basedonthisanalysis,wewill determinethelevelofmarketingstrategiesanddeconcentrationincentivesto implement.

ThePHAmayofferoneormoreincentivestoencourageapplicantfamilieswhose incomeclassificationwouldhelptomeetthedeconcentrationgoalsofaparticular development.Variousincentivesmaybeusedatdifferenttimes,orunderdifferent conditions,butwillalwaysbeprovidedinaconsistentandnondiscriminatorymanner.

AttachmentH Definition

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which requires formal approval of the Board of Commissioners.

Required Attachment ____ I ____: Membership of the Resident Advisory Board or Boards

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

Pao Vang
Ellen Pietrowski
JoAn Peterson
Geri Enger
Marsha Adams
Veronica Tokar
Francis Scholfield
Lynette Broadwell
Sharon Gault
Pamela Gidley
Jean Kauti

Required Attachment J__ : Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Peggy Garcia

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

Elected

Appointed

C. The term of appointment is (include the date term expires): May, 2006

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis. The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

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

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

AttachmentK
StatementofProgressinMeetingthe5-YearPlan
MissionandGoals

Thefollowingtablereflectstheprogresswehavemadeinachievingourgoalsand objectives:

GoalOne:MANAGETHESUPERIORHOUSINGAUTHORITYINAMANNERTHAT RESULTSINFULLCOMPLIANCEWITHAPPLICABLESTATUTES.	
Objective	Progress
IncreasetheoccupancyrateofCatlinCourtto 97%byDecember31,2002.	Achieved.AsofSeptember1,2002wewereat 100%.
SustaintheoverallSuperiorHousingAuthority publichousingoccupancyrateat95%.	Achieved.AsofSeptemberwewereat98%.
ImprovethetheimageoftheSuperiorHousing Authority,soitisrecognizedasavital participantinourcommunity.	Achieved.Peoplearestartingtocometous ratherthatwehavingtoalwaysgotothem. ThisisashowofrespectforSHA.

GoalTwo:EXPANDTHESUPPLYOFASSISTEDHOUSING.	
Objective	Progress
TheSuperiorHousingAuthoritywillapplyfor additionalSection8programvouchersin responsetoHUDNotificationsofFund Availability(NOFA).Thisisanon-going objective.	Anapplicationhasbeensubmitted,butwe havenoheardtheresultsasofSeptember1, 2002.

GoalThree:IMPROVETHEQUALITYOFSUPERIORHOUSINGAUTHORITY PROPERTIES.	
Objective	Progress
TheSuperiorHousingAuthoritywillcontinue tomodernizeourpublichousingunitsand properties.Thisisanon-goingobjective.	Achieved.
TheSuperiorHousingAuthorityshalldevelop andadoptaMaintenancePolicybyDecember 31,2002.	Notachieved.Willbedonenextyear.

GoalFour:ENSUREEQUALOPPORTUNITYANDAFFIRMATIVELYFURTHER FAIRHOUSINGINTHEADMINISTRATIONOFSUPERIORHOUSINGAUTHORITY PROGRAMS.	
Objective	Progress

The Superior Housing Authority will continue to make our public housing handicapped accessible and seek to expand the supply of accessible housing for people receiving Section 8 assistance. This is a non-going objective.	Achieved.
--	-----------

Goal Five: PROVIDE A SAFE AND SECURE ENVIRONMENT IN THE SUPERIOR HOUSING AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS.

Objective	Progress
The Superior Housing Authority will implement our HUD-approved PHDEP Technical Assistance contract recommendations by December 31, 2002.	HUD has not funded the requested technical assistance as of September 1, 2002.

Goal Six: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF SUPERIOR HOUSING AUTHORITY PUBLIC HOUSING AND SECTION 8 PROGRAM HOUSEHOLDS.

Objective	Progress
Develop and implement 3 new partnerships with service providers for Superior Housing Authority residents by December 31, 2002.	Achieved—the Superior School District, the Recovery Center, and a new health care clinic at Catlin Courts.

AttachmentL PetPolicy

The Superior Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Superior Housing Authority has adopted the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Superior Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. The Housing Authority will take a picture of the pet and may provide an identification tag so it can be identified if it is running loose.
6. A refundable pet deposit of \$150 is required at the time of registering a pet.
7. The Superior Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles).

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only three non-aquatic pets may be allowed in any unit. Only one dog or one cat can be in a unit.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight-trained dogs, will not be allowed.

No animal may exceed thirty (30) pounds in weight projected to full adult size.

8. In order to be registered, pets must be appropriately inoculated against rabies,

distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Superior Housing Authority to attest to the inoculations.

9. The Superior Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment M

a. How many of the PHA's developments are subject to the Required Initial Assessments? 4

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2

c. How many Assessments were conducted for the PHA's covered developments? 4

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Attachment N

October 9, 2002 – Resident Advisory Board Meeting

Residents present: Ellen Pietrowski, Pam Gidley, Marsha Adams, Veronica Tokar, Francis Schofield

SHA Staff Present: Len Campbell, Deb Waterman, Brad Laible and Rhonda Berg

Residents were asked to review the 2003 Performance and Evaluation Report and 5-Year Plan that was mailed to them prior to the meeting.

Len began the meeting by explaining how and where the items identified in the Agency Plan come from and how much work has gone into developing the Plan. HUD sends out a random survey to residents in which their comments are compiled. These comments are reviewed and appropriate physical improvement items are added to the Plan. Len also explained that we are currently in the process of developing a bid package for replacing siding and windows in Park Place. This work could take up as much as two Capital Fund grants.

Francis asked what Capital Improvements are. Len explained that this includes, physical needs, grounds and administrative needs, however the majority of the funding goes towards physical improvements.

Marsha wants to know who takes care of the roads in Bayview. She was concerned about speeders racing through the development and suggested putting in speed bumps or lowering the speed limit. Deb said that speed bumps had been thought about in the past, however this could pose a problem for snow plowing. Removable speed bumps could be an option to look at down the road. Marsha would also like to see a playground in Bayview. This has been identified in the 5-Year Plan.

Neither Vern nor Pam had any concerns with the Plan as it is written.

A Public Hearing has been scheduled for Monday, October 21, 2002 at 3:30 p.m.

A transcribed by Rhonda Berg

The following ideas were raised at the October 9, 2002
Resident Advisory Committee Meeting.

A tenant from Bayview was concerned about speeders racing through the development. She suggested placing speed bumps throughout the development. This issue has been discussed in the past in other developments such as Catlin Court, however this could pose a problem for snow plowing the City streets. Although this item is not identified in the 2003 P&E Report or 5-year Plan, it has been discussed in meetings to possibly change the medians or incorporate a playground area in the

centerofthedevelopmentandre-routetraffic.

In talking with Officer Ross Magnuson with the Superior Police Department, he suggests making tenants aware of reporting repeat offenders. If a car repeatedly is going in excess of the posted speed limit, a tenant can call the police department, give a license plate number and the offender could ultimately receive a ticket. Officer Magnuson does not feel that posting signage throughout the complex would do much good. Actually seeing the offender, issuing a warning or a ticket is the best way of solving the problem. The Housing Authority will continually work with the Police Department and tenants to reduce this risk.

The only other issue that the same tenant from Bayview raised, is that there is not a playground for young children to play at. This item has been identified in the 5-year Plan.

On October 21, 2002, the Superior Housing Authority Board of Commissioners held a public hearing that had been advertised 45 days previously. No resident or member of the public attended.

AttachmentA

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:SUPERIORHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo:WI39-P001-501-03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003
OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno:)					
PerformanceandEvaluationReportforPeriodEnding:FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	177,922			
3	1408ManagementImprovements	18,000			
4	1410Administration	88,960			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	50,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	100,798			
10	1460DwellingStructures	428,928			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	25,000			
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				

17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2–20)	\$889,608			
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity–SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

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

PHAName: Superior Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

WI1-1 Park Place Siding & Windows 1460151154,928 Splitw/2002 WI1-2 Catlin Court Repave All Areas 145017,605 Splitw/2002 WI1-2 Vanities & Lavs 1460136109,000 WI1-2 Landscaping 1450146,000 Splitw/2004 WI1-3 Bayview Bath & Strain Overflow 14606432,000 WI1-3 Dumpsters & Screens 145018,000 WI1-5 Scattered Family Replace Light Fixtures 14602540,000 WI1-5 Walls Switched BR light 14602518,000 WI1-5 Entry Doors 14602520,000 WI1-5 Interior Swing Doors 14602533,000 WI1-5 Fire Door Entry garage 14602513,000 WI1-6 Billings Park Villa Site Drainage 1450110,000 WI1-6 Kitchen lights 14609,000 HA-WIDE Maintenance Vehicle 147525,000 HA-WIDE PHA On-Demand Sidewalks 145029,193 HA-WIDE Management Assistance 140813,000 HA-WIDE Marketing 14085,000 HA-WIDE Public Housing Operations 1406177,922 HA-WIDE Administration 141088,960 HA-WIDE A&E Fees & Costs 143050,000 Total 889,608

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

PHAName: Superior Housing Authority		Grant Type and Number Capital Fund Program No: WI39-P001-501-03 Replacement Housing Factor No:			Federal FY of Grant: 2003		
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	12/31/2005			12/31/2006			
W11-1	12/31/2005			12/31/2006			
ParkPlace							
W11-2	12/31/2005			12/31/2006			
CatlinCourt							
W11-3	12/31/2005			12/31/2006			
Bayview							
W11-4	12/31/2005			12/31/2006			
ScatteredSenior							
W11-5	12/31/2005			12/31/2006			
ScatteredFamily							
W11-6	12/31/2005			12/31/2006			
BillingsParkVilla							

AttachmentB

CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHANameSuperiorHousing Authority				Original5-YearPlan RevisionNo:	
Development Number/Name/HA- Wide	Year1 Annual Statement	WorkStatementforYear2 FFYGrant:2004 PHAFY:	WorkStatementforYear3 FFYGrant:2005 PHAFY:	WorkStatementforYear4 FFYGrant:2006 PHAFY:	WorkStatementforYear5 FFYGrant:2007 PHAFY:
W11-1ParkPlace		53,193	220,456	195,246	150,726
W11-2CatlinCourt		324,461	356,844	142,574	137,000
W11-3Bayview		152,072		84,480	188,774
W11-4Scattered Elderly				43,000	2,000
W11-5Scattered Family			30,348	75,174	15,000
W11-6BillingsPark Villa				67,174	89,148
Management Improvements		18,000	18,000	18,000	18,000
HA-Wide Nondwelling Structuresand Equipment		25,000	25,000	25,000	50,000
Administration		88,960	88,960	88,960	88,960
Operations		177,922	100,000	100,000	100,000
Fees&Costs		50,000	50,000	50,000	50,000
CFPFundsListedfor 5-yearplanning		889,608	889,608	889,608	889,608
ReplacementHousing FactorFunds					

**CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages—WorkActivities**

ActivitiesforYear:2 FFYGrant:2004 PHAFY:			ActivitiesforYear:___ FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
ParkPlaceWII-1	On-demandSidewalks	\$29,193(1450)			
ParkPlaceWII-1	RepaveAllAreas	\$18,000(1450)			
ParkPlaceWII-1	PlaygroundEquipment	\$6,000(1450)			
CatlinCourtWII-2	Furnaces	\$225,000(1465)			
CatlinCourtWII-2	CleanDucts	\$22,000(1460)			
CatlinCourtWII-2	Landscaping	\$4,000(1450)			
CatlinCourtWII-2	Windows	\$73,461(1460)			
BayviewWII-3	Furnaces	\$110,000(1465)			
BayviewWII-3	CleanDucts	\$10,000(1460)			
BayviewWII-3	SanitaryVentPiping	\$13,000(1460)			
BayviewWII-3	GasPiping	\$13,072(1460)			
BayviewWII-3	PlaygroundEquip.	\$6,000(1450)			
HA-WIDE	MaintenanceVehicle	\$25,000(1475)			
HA-WIDE	Re-Engineering Business	\$12,000(1408)			
HA-WIDE	Marketing	\$5,000(1408)			
HA-WIDE	ResidentTraining	\$1,000(1408)			
HA-WIDE	Operations	\$177,922(1406)			
HA-WIDE	Administration	\$88,960(1410)			
HA_WIDE	A&EFees&Costs	\$50,000(1430)			
TotalCFPEstimatedCost		\$889,608			

**CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages—WorkActivities**

ActivitiesforYear:3 FFYGrant:2005 PHAFY:			ActivitiesforYear:___ FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
ParkPlaceWII-1	On-demandSidewalks	\$32,888(1450)			
ParkPlaceWII-1	Ranges/Refrigerators	\$139,994(1465)			
ParkPlaceWII-1	Ventilation	\$47,574(1460)			
CatlinCourtWII-2	Windows	\$152,844(1460)			
CatlinCourtWII-2	Canopy/Lighting	\$68,000(1460)			
CatlinCourtWII-2	Ranges/Refrigerators	\$136,000(1465)			
Scat.FamilyWII-5	Ventilation	\$30,348(1460)			
HA-WIDE	MaintenanceVehicle	\$25,000(1475)			
HA-WIDE	Re-Engineering Business	\$12,000(1408)			
HA-WIDE	Marketing	\$5,000(1408)			
HA-WIDE	ResidentTraining	\$1,000(1408)			
HA-WIDE	Operations	\$100,000(1406)			
HA-WIDE	Administration	\$88,960(1410)			
HA_WIDE	A&EFees&Costs	\$50,000(1430)			
TotalCFPEstimatedCost		\$889,608			

**CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages—WorkActivities**

ActivitiesforYear:4 FFYGrant:2006 PHAFY:			ActivitiesforYear:___ FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
ParkPlaceWII-1	On-demandSidewalks	\$25,000(1450)			
ParkPlaceWII-1	ADAUpdate	\$97,000(1460)			
ParkPlaceWII-1	Hardwiresmoke detectors	\$48,338(1460)			
ParkPlaceWII-2	Flooring	\$24,908(1460)			SplitwithCFP2007
CatlinCourtWII-2	Ventilation	\$47,574(1460)			
CatlinCourtWII-2	ADAUpdate	\$13,000(1460)			
CatlinCourtWII-2	Hardwiresmoke detectors	\$58,000(1460)			
CatlinCourtWII-2	GasPiping	\$24,000(1460)			
BayviewWII-3	BathLights	\$20,480(1460)			
BayviewWII-3	Ranges/Refrigerators	\$64,000(1465)			
Scat.ElderlyWII-4	ADAUpdate	\$43,000(1460)			
Scat.FamilyWII-5	ADAUpdate	\$10,000(1460)			
Scat.FamilyWII-5	HardWiresmoke detectors	\$25,000(1460)			
Scat.FamilyWII-5	Storm&Entrydoors	\$25,000(1460)			
Scat.FamilyWII-5	Ventilation	\$15,174(1460)			
BPVWII-6	ADAUpdate	\$10,000(1460)			
BPVWII-6	Storm&EntryDoors	\$28,000(1460)			
BPVWII-6	Ranges/Refrigerators	\$14,000(1465)			
BPVWII-6	Ventilation	\$15,174(1460)			
HA-WIDE	MaintenanceVehicle	\$25,000(1475)			
HA-WIDE	Re-Engineering Business	\$12,000(1408)			
HA-WIDE	Marketing	\$5,000(1408)			
HA-WIDE	ResidentTraining	\$1,000(1408)			
HA-WIDE	Operations	\$100,000(1406)			
HA-WIDE	Administration	\$88,960(1410)			
HA_WIDE	A&EFees&Costs	\$50,000(1430)			
TotalCFPEstimatedCost		\$889,608			

**CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages—WorkActivities**

ActivitiesforYear :_5_ FFYGrant:2007 PHAFY:			ActivitiesforYear:___ FFYGrant: PHAFY:		
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Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
ParkPlaceWI1-1	On-DemandSidewalks	\$20,000(1450)			
ParkPlaceWI1-1	Flooring	\$107,726(1460)			
ParkPlaceWI1-1	ReplaceWaterHeaters	\$23,000(1465)			
CatlinCourtWI1-2	Flooring	\$114,000(1460)			
CatlinCourtWI1-2	ReplaceWaterHeaters	\$23,000(1465)			
BayviewWI1-3	Flooring	\$114,000(1460)			
BayviewWI1-3	ReplaceWaterHeaters	\$22,200(1465)			
BayviewWI1-3	Ventilation	\$47,574(1460)			
BayviewWI1-3	AdditionalSiteLighting	\$5,000(1450)			
Scat.ElderlyWI1-4	LaundryModifications	\$2,000(1470)			
Scat.FamilyWI1-5	ReplaceWaterHeaters	\$15,000(1465)			
BPVWI1-6	ModifySprinkler System	\$40,000(1460)			
BPVWI1-6	ReplaceWaterHeaters	\$16,800(1465)			
BPVWI1-6	Ventilation	\$30,348(1460)			
BPVWI1-6	LaundryModifications	\$2,000(1470)			
HA-WIDE	MaintenanceVehicle	\$25,000(1475)			
HA-WIDE	Re-Engineering Business	\$12,000(1408)			
HA-WIDE	Marketing	\$5,000(1408)			
HA-WIDE	ResidentTraining	\$1,000(1408)			
HA-WIDE	Operations	\$100,000(1406)			
HA-WIDE	Administration	\$88,960(1410)			
HA-WIDE	A&EFees&Costs	\$50,000(1430)			
HA-WIDE	BobCat	\$25,000(1475)			
TotalCFPEstimates Costs		\$889,608			

AttachmentC

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SUPERIOR HOUSING AUTHORITY		Grant Type and Number WI39-P01-501-00		Federal FY of Grant:	
		Capital Fund Program Grant No:		2000	
		Replacement Housing Factor Grant No:			
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4) Performance and Evaluation Report for Period Ending: 6/30/02 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	9,076	9,076	9,076	9,076
3	1408 Management Improvements	27,006	27,006	27,006	22,139
4	1410 Administration	92,293	92,293	92,293	77,153
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,197	44,197	44,197	44,197
8	1440 Site Acquisition				
9	1450 Site Improvement	169,637	181,982	181,982	90,405
10	1460 Dwelling Structures	385,701	322,701	322,701	205,714
11	1465.1 Dwelling Equipment—Nonexpendable	0	93,837	93,837	0
12	1470 Nondwelling Structures	100,000	89,467	89,467	86,967
13	1475 Nondwelling Equipment	95,026	62,377	62,377	59,572
14	1485 Demolition				

15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	922,936	922,936	922,936	595,223
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Superior Housing Authority		Grant Type and Number WI39-P001-501-00 Capital Fund Program Grant No: 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
				Original	Revised	Funds Obligated	Funds Expended	

WI 1-1 Park Place Admin./Maint. Addition 1470 1 bldg. 100,000 89,467 89,467 86,967 split w/ CGP 99 WI 1-1 Admin. Remodel Stairs 1470 1 bldg. 0 0 0 0 moved from 99 WI 1-1 Admin Reception Area 1470 1 bldg. 0 0 0 0 moved from 99 WI 1-1 Admin. Building Furniture 1475 1 bldg. 50,000 34,736 34,736 34,736 moved from 99 WI 1-1 Furnaces 1465 151 units 0 93,837 93,837 0 Under contract WI 1-1 Clean Ducts 1460 151 units 0 25,000 25,000 0 Under contract WI 1-2 Catlin Court 5th Street Entry 1450 1 Site 0 0 0 0 Moved to 5-yr. Plan WI 1-2 Daycare/Laundry 1470 1 Bldg. 0 0 0 0 Moved to 5-yr. Plan WI 1-2 Landscaping 1450 1 Site 0 0 0 0 Moved to 5-yr. Plan WI 1-2 Patio Pavers 1450 1 Site 89,500 89,500 89,500 27,430 Under Contract WI 1-2 Shutter/Columns/Louvers 1460 1 Site 56,700 56,700 56,700 47,925 Under Contract WI 1-2 On-demand conversion of Units 1460 1 Site 1 1 1 1 Complete WI 1-2 Stain trim and Siding 1460 1 Site 12,000 25,000 25,000 0 Under Contract WI 1-2 6th Street Entrance 1450 1 Site 8,137 25,000 25,000 0 Under Contract WI 1-3 Bayview Furnaces 1465 64 units 0 0 Moved to CF2001 WI 1-3 Clean Ducts 1460 64 Units 0 0 Moved to CF2001 WI 1-4 Scatter Elderly Idziorek Manor Retaining Wall 1450 1 Site 57,000 57,000 57,000 52,493 Under Contract Metal Facia/Siding 1460 60 units 171,000 171,000 171,000 157,788 Under Contract WI 1-5 Scattered Family Kitchen Cabinets/Countertops 1460 25 units 125,000 25,000 25,000 0 Under contract Bathroom Countertops/vanities 1460 25 units 21,000 20,000 20,000 0 Under Contract HA-WIDE Resident Training 1408 0 0 Complete HA-WIDE Computer Upgrade 1408 0 0 Complete HA-WIDE Re-Engineering Business 1408 11,006 11,006 11,006 11,006 Complete HA-WIDE 50% of Resident Services Coord. 1408 50% 14,000 14,000 14,000 9,133 on-going HA-WIDE Market Plan 1408 2,000 2,000 2,000 2,000 Complete HA-WIDE Salaries/Benefits 1410 92,293 92,293 92,293 77,153 On-going HA-WIDE A&E Fees & Costs 1430 44,197 44,197 44,197 44,197 Complete HA-WIDE Operations 1406 9,076 9,076 9,076 9,076 Complete HA-WIDE On-demand sidewalks 1450 15,000 10,482 10,482 10,482 Complete HA-WIDE Computer Hardware 1475 13,674 13,674 13,674 13,674 Complete HA-WIDE Maintenance Equipment 1475 31,352 13,967 13,967 11,162 Split w/2001

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Superior Housing Authority		Grant Type and Number WI39-P001-501-00 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2000	
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	3/31/2002		3/31/2002	6/30/03			
WI 1-1	3/31/2002		3/31/2002	6/30/03			
Park Place							
WI 1-2	3/31/2002		3/31/2002	6/30/03			
Catlin Court							
WI 1-3	3/31/2002		3/31/2002	6/30/03			
Bayview							
WI 1-4							
Scattered Elderly	3/31/2002		3/31/2002	6/30/03			
WI 1-5	3/31/2002		3/31/2002	6/30/03			
Scattered Family							

AttachmentD

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:SUPERIORHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo:WI39-P001-501-01 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001
OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno: 2) PerformanceandEvaluationReportforPeriodEnding:6/30/02FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	188,340	100,000	22,229	22,229
3	1408ManagementImprovements	70,000	70,000	18,052	5,622
4	1410Administration	94,170	94,170	94,170	7,651
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	68,000	68,000	47,185	47,185
8	1440SiteAcquisition				
9	1450SiteImprovement	139,056	85,774	62,000	23,419
10	1460DwellingStructures	109,000	182,862	156,863	0
11	1465.1DwellingEquipment—Nonexpendable	55,000	226,249	114,563	0
12	1470NondwellingStructures	168,138	22,000	14,000	0
13	1475NondwellingEquipment	50,000	92,649	21,076	21,076
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				

18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2–20)	\$941,704	\$941,704	\$550,138	\$127,182
22	Amountofline21RelatedtoLBPAactivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity–SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

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

PHAName: Superior Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

WI1-1 Park Place Furnaces 146515155,000114,563114,5630 Undercontract WI1-1 Admin. Remodeled Stairs 14701 Bldg. 014,00014,0000
 Undercontract WI1-1 Admin. Reception Area 14701 Bldg. 08,00000 WI1-1 Admin. Building Furniture 14751 Bldg. 015,26400 WI1-1
 Clean Ducts 1460151 units 011,86311,8630 Undercontract WI1-2 Catlin Court Vanities/Lavs 1460136109,0000 Moved to 5-yr plan WI1-2
 Repave All Areas 14501 Bldg. 100,0000 Moved to 5-yr Plan WI1-2 Stain Trim 14601 Bldg. 12,00049,10049,1000 Undercontract WI1-2
 Screens for Dumpster Areas 14501 Bldg. 20,0000 Moved to 5-yr plan WI1-2 Window Shutters 14701 Bldg. 00 WI1-2 Daycare/Laundry
 14701 Bldg. 156,1380 Moved to 5-yr plan WI1-2 On-demand Conversion of units 14601 Site 09,99900 Splitw/CFP2000 WI1-26
 Entrance 14501 Site 057,20057,20023,419 Undercontract WI1-2 Patio Pavers 14501 Site 05,0005,0000 Undercontract WI1-2
 Shutters/Columns/Louvers 14601 Site 022,00022,0000 Undercontract WI1-3 Bayview Furnaces 1465640111,68600 WI1-3 Clean Ducts
 146064016,00000 WI1-4 Scat. Elderly Metal Facia/Siding 146060010,00000 Undercontract WI1-5 Scat. Family Sites Basement
 Windows 14600000 Moved to CFP99 WI1-5 Kitchen cabinets & countertops 146025 units 059,75059,7500 Undercontract WI1-5
 Bathroom Counters/Vanities 146025 units 04,1504,1500 Undercontract HA-WIDE Resident Training 14081,0001,000115115 HA-WIDE
 Public Housing Operations 1406188,340100,00022,22922,229 HA-WIDE Administration 141094,17094,17094,1707,651H A-WIDE A&E
 Fees & Costs 143068,00068,00047,18547,185 On-going HA-WIDE Resident Services Coordinator 140850% 14,00014,00014,0001,570
 HA-WIDE Computer Upgrade 140825,00025,0003,1743,174 HA-WIDE Computer Hardware 147525,00025,000191191 HA-WIDE
 Maintenance Equipment 1475017,38500 Splitw/CFP2000 HA-WIDE Maintenance Vehicle 147525,00035,00020,88520,885 Complete
 HA-WIDE PHA On-Demand Sidewalks 145019,05623,57400 HA-WIDE Re-Engineering Business 140815,00015,00000 HA-WIDE
 Marketing 140815,00015,000763763 Total 941,704971,704452,834

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

PHAN Name: Superior Housing Authority		Grant Type and Number Capital Fund Program No: WI39-P001-501-01 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide	3/31/2003			6/30/2004				
WII-1								
Park Place	3/31/2003			6/30/2004				
WII-2								
Catlin Court	3/31/2003			6/30/2004				
WII-3								
Bayview	3/31/2003			6/30/2004				
WII-4								
Scattered Senior	3/31/2003			6/30/2004				
WII-5								
Scattered Family	3/31/2003			6/30/2004				
WII-6								
Billings Park Villa	3/31/2003			6/30/2004				

AttachmentE

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:SUPERIORHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo:WI39-P001-501-02 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002
OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno: 1)					
PerformanceandEvaluationReportforPeriodEnding:6/30/02FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	188,340	177,922	0	0
3	1408ManagementImprovements	32,000	32,000	0	0
4	1410Administration	94,170	88,960	0	0
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts		40,000	0	0
8	1440SiteAcquisition				
9	1450SiteImprovement	44,693	136,226	0	0
10	1460DwellingStructures	250,000	107,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	295,000	10,000	0	0
12	1470NondwellingStructures	7,500	196,332	0	0
13	1475NondwellingEquipment	30,000	30,000	0	0
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				

17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency	0	71,168	0	0
21	AmountofAnnualGrant:(sumoflines2–20)	\$941,703	\$889,608	0	0
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity–SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

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

PHAName: Superior Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

WI1-1 Park Place Furnaces 1465151 units 285,000 000 WI1-1 Convert TT's To Daycare 147017,500 7,500 000 WI1-1 Gas Piping & Support 1460151 units 39,000 39,000 000 WI1-2 Catlin Court Daycare/Laundry 14701143,862 178,832 000 WI1-2 Repave all Areas 14501092,395 000 WI1-3 Bayview Soundproofing 14606432,000 32,000 000 WI1-3 Ranges 1465645,000 5,000 000 WI1-3 Refrigerators 1465645,000 5,000 000 WI1-3 Doorbells 14606416,000 16,000 000 WI1-4 Scattered Elderly Laundry Modification 14701010,000 000 WI1-5 Scattered Family Toilet/Exhaust Fans 146025 units 20,000 20,000 000 HA-WIDEResident Training 14081,000 1,000 000 HA-WIDE Public Housing Operations 1406188,341 177,922 000 HA-WIDE Administration 141094,170 88,960 000 HA-WIDE A&E Fees & Costs 1430040,000 000 HA-WIDEResident Services Coordinator 140814,000 14,000 000 HA-WIDE Computer Upgrade 14080000 HA-WIDE Laser Printer 14755,000 5,000 000 HA-WIDE Maintenance Equipment 1475000 000 HA-WIDE Maintenance Vehicle 147525,000 25,000 000 HA-WIDE PHA On-Demand Sidewalks 145043,831 43,831 000 HA-WIDE Re-Engineering Business 140812,000 12,000 000 HA-WIDE Marketing 14085,000 5,000 000 HA-WIDE Contingency 1502071,168 000 Total

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

PHAName: Superior Housing Authority	Grant Type and Number Capital Fund Program No: WI39-P001-501-02 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	5/31/04			5/31/06			
WII-1							
ParkPlace	5/31/04			5/31/06			
WII-2							
CatlinCourt	5/31/04			5/31/06			
WII-3							
Bayview	5/31/04			5/31/06			
WII-4							
ScatteredSenior	5/31/04			5/31/06			
WII-5							
ScatteredFamily	5/31/04			5/31/06			
WII-6							
BillingsParkVilla	5/31/04			5/31/06			

2002 RASS CORRECTIONS

PROBLEM

Survey Section – “Safety”

SHA scores in this section ranged from
68.7% – 88.2%

Residents are not aware of crime prevention programs available
in our area.
(Scores on this question for our six sites ranged from 17.6% – 50%)

Improvements

ToBeMade

The Authority will provide information on prevention programs in our quarterly newsletters.

Our Community Officer will meet with Authority residents during their first month of residency to discuss concerns and offer assistance.

Resident meetings will be held for each of the six sites to answer questions and provide information.

CompletionDate

12/31/2003

12/31/2003

12/31/2003

Source of
Funds

Operating

Operating

Operating