

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2004

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** South Bend

**PHA Number:** IN015

**PHA Fiscal Year Beginning:** 10/1/2004

**PHA Programs Administered:**

- Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units:                     
 Number of S8 units:                     
 Number of public housing units:  
 Number of S8 units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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 and attachments (if any) are available for public inspection at: (select all that apply)

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

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

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

## **Streamlined Five-Year PHA Plan**

### **PHA FISCAL YEARS 2005 - 2010**

[24 CFR Part 903.12]

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

#### **B. Goals**

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

- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) 93
  - Improve voucher management: (SEMAP score) 92
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts 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 supportive services to improve assistance recipients' employability:
  - Provide or attract supportive 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)**

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

<input checked="" type="checkbox"/>	1. Housing Needs	7
<input checked="" type="checkbox"/>	2. Financial Resources	14
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	15
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<input checked="" type="checkbox"/>	5. Capital Improvements Needs	28
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<input checked="" type="checkbox"/>	9. Additional Information	
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	Attachments ( <a href="#">IN015m05.xls</a> and <a href="#">IN015L05.doc</a> )	
<input type="checkbox"/>	14. Other (List below, providing name for each item):	

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077**, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070**, Certification for a Drug-Free Workplace;

**Form HUD-50071**, Certification of Payments to Influence Federal Transactions;

**Form SF-LLL & SF-LLLa**, Disclosure of Lobbying Activities.

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	7,784	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Income >30% but <=50% of AMI	7,244	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Income >50% but <80% of AMI	5,414	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Elderly	8,609	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Families with Disabilities	2,500	80% have cost burden	855	N/A	N/A	N/A	74% of stock is in South Bend
Black/Non Hispanic	20,143	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is in South Bend
Hispanic	4,284	80% have cost burden	N/A	N/A	N/A	N/A	74% of stock is South Bend
Other	2,023	N/A	N/A	N/A	N/A	N/A	74% of stock is South Bend

**Housing Needs of Families on the PHA's Waiting Lists**

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1246		
Extremely low income <=30% AMI	1160	93%	
Very low income (>30% but <=50% AMI)	71	.05	
Low income (>50% but <80% AMI)	15	.01	
Families with children	832	67	
Elderly families	6	0	
Families with Disabilities	21	.01	
Race/ethnicity White	319	7.25	
Race/ethnicity Black	918	73.68	
Race/ethnicity Native Am	6	.48	
Race/ethnicity Asian	3	.24	

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)? 12

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

**Housing Needs of Families on the PHA's Waiting Lists**

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	653		
Extremely low income <=30% AMI	620	95	
Very low income (>30% but <=50% AMI)	32	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	314	48	
Elderly families			
Families with Disabilities	48	13.7	
Race/ethnicity White	459	69	
Race/ethnicity Black	181	27.4	
Race/ethnicity Native Am	11	1.6	
Race/ethnicity Asian	2	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	312	47.3	
2 BR	292	44.3	
3 BR	36	.05	
4 BR	11	.0016	
5 BR	2	0	
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 reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: **Continue to employ a Senior Service Coordinator as part of a larger effort to maximize resources available to seniors.**

**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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: **Seek Memorandums of Understanding with local agencies, where appropriate.**

**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) **Increase communication with landlord groups encouraging participation in areas under-represented.**

**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) **Increase communication with landlord groups encouraging participation in areas under-represented.**

**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**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003-4 grants)</b>		
a) Public Housing Operating Fund	2,371,192	
b) Public Housing Capital Fund	1,581,773	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	24,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,450,619	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)	69,315	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund 2003	1,076,457.81	
<b>3. Public Housing Dwelling Rental Income</b>		
	1,040,653	
<b>4. Other income (list below)</b>		
Intrest	20,000	
<b>Other</b>	25,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>18,659,009.81</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **A. Public Housing**

Exemptions: PHAs 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: (3)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Landlord Reference

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? **N/A**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **N/A**

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

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

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 transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: **Incentive Transfer**

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): Displaced Section 8 participants due to LBP

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

**1 Date and Time**

Former Federal preferences:

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

Other preferences (select all that apply)

- 2  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
- 2  Other preference(s) Displaced Section 8 participants due to LBP

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): **Resident Orientation Manual**

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of	Explanation (if any) [see step 4 at	Deconcentration policy (if no

	Units	§903.2(c)(1)(iv)]	explanation) [see step 5 at §903.2(c)(1)(v)]
Monroe Circle	96	Expected as part of PH FSS Plan	
South Bend Avenue	20	Expected as part of PH FSS Plan	
Laurel Court	46	Expected as part of PH FSS Plan	
Scattered Sites 15-6/7	5	Expected as part of PH FSS Plan	
Scattered Sites 15-12	44		
Scattered Sites 15-17	50	Expected as part of PH FSS Plan	
Scattered Sites 15-18	27	Expected as part of PH FSS Plan	

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other: **Sex Offender Listing**

**(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 person has not been able to find a unit, and documentation of attempts to locate unit are presented, then (1) sixty-day extension is granted. If there are medical or disability accommodations needed, the HA will make the necessary accommodations in search time to reflect the increased search time needed.**

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

**1      Date and Time**

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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) **Over 62 years old**

4. Among applicants on the waiting list with 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 plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

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

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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: **Newsletter**

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

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

##### **A. Public Housing**

Exemptions: PHAs 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 of the following two)

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

b. Minimum Rent

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

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

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

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

##### **Residents must be current with Community Service Requirements**

c. Rents set at less than 30% of 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

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 flat rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$100 Month
- Other (list below)

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

## **(2) Flat Rents**

a. 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) **Average of Section 8 participants by Bedroom Size**

## 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 (**except 1 and 2 bedrooms which are at 110%**)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) **Local Market**

## **(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. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### (1) Hope VI Revitalization

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: 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:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (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, what is the maximum number of participants this fiscal year? **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:

### c. What actions will the PHA undertake to implement the program this year (list)?

***The HASB will hire a Homeownership Coordinator***

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

**The HA has the Capacity to Administer a Section 8 Homeownership Program. The HA has administered a public housing homeownership program for 30-years.**

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)*

*The Housing Authority met all goals established in its original Plan. The HASB did not have any significant deviations, as defined in the definition include in this Plan.*

### **B. Criteria for Substantial Deviations and Significant Amendments**

#### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### **Definition of Significant Amendment/Substantial Deviation**

In accordance with *PIH Notice 99-51* (HA) issued December 14, 1999, PHAs must define “substantial deviation” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHAs explain “substantial deviation” from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

**In compliance with the above, the Housing Authority of the City of South Bend provides the following definitions:**

A substantial deviation from the Housing Authority's 5-Year Plan is defined as any change to the PHA's overall mission or to the goals or objectives as outlined in the Plan that would affect services or programs provided to residents, that has resulted from a funding reduction of over 10%. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to residents, that has resulted from a funding reduction of over 10%.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

In meetings with the Resident Council, the issue of returning to having representatives from every development on the Council was voiced several times. This is one of the changes that will likely see implementation during this coming FY-2005. The HASB feels this is a fine suggestion.

An additional concern that residents are not being notified enough ahead of time regarding appointments for recertification or other events was investigated. This problem, while perhaps a perception is not the case. The HASB does recertifications with 90-120 days notification. Having just stood a second RIM Review by our Field Office and having received very favorable review of the documentation regarding recertifications, we feel that there is nothing that needs to be adjusted regarding these appointments.

- b. 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: (list below)

### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Susie Harvey-Tate**

Method of Selection:

- Appointment by Mayor  
The term of appointment is (include the date term expires): **Upon Leaving Public Housing**
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

Nomination of candidates for place on the ballot: (select all that apply)

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. 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):

Date of next term expiration of a governing board member: N/A

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Mayor Stephen J. Luecke**

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (St. Joseph County Housing Consortium)**

[Attachment in015z05.doc](#)

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
<input checked="" type="checkbox"/>	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
<input checked="" type="checkbox"/>	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service &

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Self-Sufficiency
<input checked="" type="checkbox"/>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<input checked="" type="checkbox"/>	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
<input checked="" type="checkbox"/>	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
<input checked="" type="checkbox"/>	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and the PHA's response to any findings.	
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

For Capital Fund tables, see attachments: IN015m05.xls and IN015L05.doc

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:				
PHA Name:		Grant Type and Number		
		Capital Fund Program Grant No:		
		Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)			
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			





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



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

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

HA Name <b>Housing Authority of the City of South Bend</b>		Comprehensive Grant Number <b>IN36PO15050102</b>		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___ <input type="checkbox"/> Performance and Evaluation Report for Pro <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised (1)	0
1	Total Non-CGP Funds	\$0.00	\$0.00	:
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	:
3	1408 Management Improvements	\$200,000.00	\$0.00	\$1:
4	1410 Administration	\$180,000.00	\$0.00	\$4:
5	1411 Audit	\$0.00	\$0.00	:
6	1415 Liquidated Damages	\$0.00	\$0.00	:
7	1430 Fees and Costs	\$20,000.00	\$0.00	\$1:
8	1440 Site Acquisition	\$0.00	\$0.00	:
9	1450 Site Improvement	\$71,138.00	\$0.00	:
10	1460 Dwelling Structures	\$1,000,000.00	\$0.00	\$1,5:
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	:
12	1470 Nondwelling Structures	\$0.00	\$0.00	:
13	1475 Nondwelling Equipment	\$25,000.00	\$0.00	\$3:
14	1485 Demolition	\$0.00	\$0.00	:
15	1490 Replacement Reserve	\$0.00	\$0.00	:
16	1495.1 Relocation Costs	\$5,000.00	\$0.00	\$:
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	:
18	1498 Mod Used for Development	\$0.00	\$0.00	:
19	1502 Contingency (may not exceed 8% of line 20)	\$111,690.00	\$0.00	:
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,612,828.00	\$0.00	\$1,6:
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	:
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	:
23	Amount of line 20 Related to Security	\$0.00	\$0.00	:
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	:
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.		
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Admin		

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2002)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		T Funds Obligatec
				Original	Revised	
<b>PHA-Wide</b>	<b><u>Management Improvements</u></b>					
	Staff/Commissioner Training	1408.010		\$20,000.00	\$0.00	\$9,097.00
	Computer Upgrade	1408.020		\$40,000.00	\$0.00	\$245.90
	Annual Report	1408.030		\$7,500.00	\$0.00	\$0.00
	Resident Initiatives	1408.040		\$15,000.00	\$0.00	\$3,799.00
	Executive Director Car Expense	1408.050		\$16,000.00	\$0.00	(\$322.90)
	Executive Level Positions	1408.060		\$31,500.00	\$0.00	\$0.00
	Homeownership Coordinator	1408.070		\$35,000.00	\$0.00	\$0.00
	Executive Level Positions	1408.080		\$35,000.00	\$0.00	\$0.00
	<b>Total for Account 1408</b>			<b>\$200,000.00</b>	<b>\$0.00</b>	<b>\$12,820.00</b>
<b>PHA-Wide</b>	<b><u>Administration</u></b>					
	12.5%-Ex Dir, Acctg Coord, Payroll Acct & A/P Clk; 20% Fin Mgr; 40% Warehouse Clk; 50% Pur Agent; 100% Plan & Dev Mgr, Plan & Dev Asst & Construction Inspector	1410.010		\$171,336.00	\$0.00	\$42,743.00
	Sundry	1410.020		\$8,664.00	\$0.00	\$2,134.00
	<b>Total For Account 1410</b>			<b>\$180,000.00</b>	<b>\$0.00</b>	<b>\$44,877.00</b>
<b>PHA-Wide</b>	<b><u>Fees and Costs</u></b>					
	A&E Fees for Design and Construction	1430.010		\$20,000.00	\$0.00	\$12,678.00
	<b>Total for Account 1430</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$12,678.00</b>
<b>PHA-Wide</b>						
	Landscaping at All Sites	1450.010		\$17,784.50	\$0.00	\$0.00
	Sidewalk Repair at All Sites	1450.020		\$17,784.50	\$0.00	\$0.00
	Parking Lots-Northwest	1450.030		\$35,569.00	\$0.00	\$0.00
	<b>Total for Account 1450</b>			<b>\$71,138.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.			(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator			

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2002)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		T Funds Obligatec
				Original	Revised	
	<b><u>Dwelling Equipment</u></b>					
	Force Acct Wages & Benefits	1460.010		\$244,253.00	\$0.00	\$110,057
	Exterior Work, Roofing, Siding, Gutters	1460.020		\$500,747.00	\$0.00	\$1,045,52
	Comp Mod-Northwest	1460.030		\$35,000.00	\$0.00	\$251,80€
	Mold U nits	1460.040		\$20,000.00	\$0.00	\$58,509
	Comp Mod-15-12	1460.050		\$100,000.00	\$0.00	\$38,917
	Clean /Repair Plumbing/Sewer Lines All Sites	1460.060		\$100,000.00	\$0.00	\$0.00
	<b>Total for Account 1460</b>			<b>\$1,000,000.00</b>	<b>\$0.00</b>	<b>\$1,504,81</b>
	<b><u>Non-Dwelling Equipment</u></b>					
	Computer Equipment	1475.010		\$25,000.00	\$0.00	\$37,612
	<b>Total for Account 1475</b>			<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$37,612</b>
	<b><u>Relocation</u></b>					
	Resident Relocation	1495.010		\$5,000.00	\$0.00	\$24.9€
	<b>Total for Account 1495</b>			<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$24.9€</b>
	Contingency	1502.010		\$111,690.00	\$0.00	\$0.00
	<b>TOTAL Capital Fund 2001</b>			<b>\$1,612,828.00</b>	<b>\$0.00</b>	<b>\$1,612,82</b>

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

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

Signature of Executive Director and Date

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

**Annual Statement /  
Performance and Evaluation Report  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP) (Capital Fund 2002)**

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

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

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

**1408 DEVELOPMENT ACCOUNT: Management Improvements Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Cost	
				Original	Revised (1)		Funds Expended (2)	Funds Expended (2) Total
Staff/Commissioner Training		1408.010		\$20,000.00	\$0.00	<b>\$9,097.83</b>	<b>\$9,097.83</b>	
	Tim Patterson							\$160.46
	Angela Williams							\$46.00
	Courtyard by Marriott							\$55.00
	Angela Williams							\$102.43
	Joyce Shurn							\$42.00
	Housing Telecommunication							\$5,900.00
	Angela Williams							\$49.00
								\$57.94
	Michael Davis							\$42.00
	Chamber of Commerce							\$168.00
	Keybank							\$757.00
	Charles Williamson							\$115.00
	Housing Authority City of Richmond							\$330.00
	Jackie Phillips							\$115.00
	Steve Peterson							\$42.00
	South Bend Human Rights							\$120.00
	Indiana Cahapter of NAHRO							\$750.00
	Steve Peterson							\$42.00
	Charles Williamson							\$102.00
	Paul Scholten							\$102.00
Computer Upgrade		1408.020		\$40,000.00	\$0.00	<b>\$245.98</b>	<b>\$245.98</b>	
	Federal Express							\$10.87
	Angela Williams-Petty Cash							\$79.88
	Angela Williams-Petty Cash							\$57.94
	Angela Williams-Petty Cash							\$60.00
	Federal Express							\$10.19
	Federal Express							\$16.18
	Mona Scott-Petty Cash							\$10.92
Annual Report		1408.030		\$7,500.00	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	
Resident Initiatives		1408.040		\$15,000.00	\$0.00	<b>\$3,799.45</b>	<b>\$3,799.45</b>	
	Women's Alliance							\$75.00
	Stanz Food Service							\$200.00
	Reconcile to GL							\$276.14
	Gordon Food Service							\$25.75



**1410 DEVELOPMENT ACCOUNT: Administration Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Expend Tot
				Original	Revised (1)		
Exec Dir, Acctg Coord, Payroll Acct, & A/P Clk-12.5%; Fin Mgr-20%; Warehouse Clk-40%; Purch Agent-50%; Plan & Dev Mgr, Plan & Dev Asst & Constr Inspector-100%		1410.010		\$171,336.00	\$0.00	\$42,743.15	\$42,743.15
	Broadwing Telecommunications						
	Payroll 03/19/04						
	Payroll 04/02/04						
	Payroll 05/14/2004						
	Payroll 05/14/2004						
	Payroll 04/30/2004						
	Broadwing Telecommunications						
	Payroll 5/25/2004						
	Payroll 6/11/2004						
Sundry		1410.020		\$10,000.00	\$0.00	\$2,134.16	\$2,134.16
	Neopost						
	Neopost						
	Tim Patterson						
	City of South Bend						
	Marion County Health Dept. Lab						
	Broadwing Telecommunications						
	Tim Patterson						
	City of South Bend						
	Reconcile to GL						
	Neopost						
	Neopost						



**1411 DEVELOPMENT ACCOUNT: Audit Capital Fund 2001**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Cost		Comments
				Original	Revised (1)		Funds Expended (2)	Funds Expended (2)	
							Total	Subtotal	
Audit		1411.010		\$0.00	\$0.00	#REF!	#REF!		
<b>TOTAL: PHA wide 1411</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>\$0.00</b>	

**1430 DEVELOPMENT ACCOUNT: Fees and Costs Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Ac
				Original	Revised (1)		
Architect/Engineer		1430.010		\$20,000.00	\$0.00	\$12,678.23	\$12,678.23
	Jamea E. Childs & Associates						
	Jamea E. Childs & Associates						
<b>TOTAL: PHA wide 1430</b>				<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$12,678.23</b>	<b>\$12,678.23</b>

1450 DEVELOPMENT ACCOUNT: Site Improvements Capital Fund 2002							Tot
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	
				Original	Revised (1)		
Landscaping at All Sites		1450.010		\$17,784.50	\$0.00	\$0.00	
Sidewalk Repair at All Sites		1450.020		\$17,784.50	\$0.00	\$0.00	
<b>Northwest</b>							
Parking Lots		1450.030		\$35,569.00	\$0.00	\$0.00	

**1460 DEVELOPMENT ACCOUNT: Dwelling Structures Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds	Funds	Funds	
						Obligated (2)	Expended (2)	Expended (2)	
				Total		Subtotal			
Force Acct Wages & Benefits		1460.010		\$249,253.00	\$0.00	\$110,057.01	\$110,057.01		
	Swank Uniform Rental, Inc							\$165.06	
	City of South Bend							\$330.18	
	Nahro							\$75.00	
	Swank Uniform Rental, Inc							\$147.00	
	City of South Bend							\$493.18	
	Swank Uniform Rental, Inc							\$147.00	
	City of South Bend							\$568.71	
	Swank Uniform Rental, Inc							\$239.25	
	Swank Uniform Rental, Inc							\$147.00	
	City of South Bend							\$1,114.35	
	Shaul Sales, Inc.							\$1,068.88	
	Payroll 2/20/04							\$11,219.23	
	Payroll 3/19/04							\$15,631.86	
	Auto Beauty Salon							\$80.00	
	Payroll 04/02/04							\$19,022.56	
	Payroll 05/14/04							\$18,199.85	
	Payroll 04/30/04							\$9,903.55	
	City of South Bend							\$2,176.06	
	City of South Bend							\$1,091.07	
	Payroll 05/28/04							\$10,093.25	
	Payroll 06/11/04							\$18,143.97	
Exterior Work, Roofing, Siding, Gutters Northwest		1460.020		\$710,747.00	\$0.00	\$1,045,525.16	\$1,045,525.16		
	James E. Childs & Associates							\$6,000.00	
	Ricker Construction							\$2,262.25	
	Allied Construction							\$13,997.61	
	Majority Builders							\$34,226.32	\$92,751.02(CGP01)
	M/E Design Services							\$2,200.00	
	Majority Builders							\$158,158.41	
	Majority Builders							\$129,705.93	
	Majority Builders							\$344,346.54	
	Ernest J. Barany							\$295.00	
	Majority Builders							\$223,998.85	
	Majority Builders							\$130,334.25	74,805.98 (CGP03)
Comp Mod Units Northwest		1460.030		\$40,000.00	\$0.00	\$251,805.53	\$251,805.53		
	American Electric Power							\$15.43	
	Midwest Sales and Service, Inc							\$8,640.00	
	NIPSCO							\$107.01	
	NIPSCO							\$28.14	
	Norandex							\$6,017.52	
	Joers Floor Center							\$3,301.80	
	Exhibitteam, Inc							\$280.35	
	Rollie Williams Paint Spot							\$475.57	
	South Bend Water Works							\$85.86	
	Circle Lumber							\$996.23	
	Norandex							\$2,303.72	
	South Bend Water Works							\$139.99	
	NIPSCO							\$11.37	
	South Bend Water Works							\$36.32	
	American Electric Power							\$28.21	
	Mennards							\$251.47	
	NIPSCO							\$230.89	
	Ricker Construction							\$16,270.00	
	Reconcile GL							\$3,151.91	
	Aays Rent-all Company							\$25.00	
	Mennards							\$3,371.40	
	NIPSCO							\$29.98	
	NIPSCO							\$548.03	
	American Electric Power							\$27.34	
	South Bend Water Works							\$23.26	
	Champion Water Conditioning							\$1,680.00	

	Monroe Restoration & Cleaning						\$5,211.72	
	NIPSCO						\$98.90	
	Allied Construction Co						\$21,009.89	
	NIPSCO						\$732.48	
	Joers Floor Center						\$1,021.81	
	NIPSCO						\$263.21	
	Norandex						\$2,975.30	
	Crimmins Carpet Service						\$2,380.00	
	NIPSCO						\$229.46	
	South Bend Water Works						\$49.71	
	NIPSCO						\$719.22	
	NIPSCO						\$494.86	
	NIPSCO						\$66.49	
	NIPSCO						\$284.79	
	Steamatic of Northern Indiana						\$140.00	
	Circle Lumber						\$1,133.75	
	Rollie Williams Paint Spot						\$490.75	
	Majority Builders						\$166,426.39	
Mold Units		1460.040	\$40,000.00	\$0.00	\$58,509.38	\$58,509.38		
	Allied Construction						\$245.00	
	Nipsco						\$129.06	
	Nipsco						\$200.61	
	Allied Construction-Mold						\$4,631.62	
	Allied Construction-Mold						\$7,510.08	
	Monroe Restoration & Cleaning						\$1,340.31	
	Monroe Restoration & Cleaning						\$1,346.52	
	Monroe Restoration & Cleaning						\$934.56	
	Allied Construction						\$7,240.41	
	Monroe Restoration & Cleaning						\$3,600.57	
	Allied Construction						\$8,078.18	
	Monroe Restoration & Cleaning						\$995.30	
	Steamatic of Northern Indiana						\$2,534.00	
	Allied Construction						\$11,511.81	
	L.J. McKinney General Contracting						\$1,950.00	
	Allied Construction						\$6,261.35	
Comp Mod Units 15-12		1460.050	\$100,000.00	\$0.00	\$38,917.90	\$38,917.90		
	Nipsco						\$162.43	
	Allied Construction						\$8,581.36	
	Fair, Inc						\$11,912.79	
	Shaul Sales						\$389.90	
	Nipsco						\$311.57	
	Rollie Williams Paint Spot						\$1,395.36	
	Allied Construction						\$4,475.51	
	Menards						\$79.00	
	Circle Lumbers						\$910.90	
	Midwest Sales						\$9,441.00	
	Circle Lumbers						\$996.89	
	Rollie Williams Paint Spot						\$261.19	
Clean/Repair Plumbing/ Sewer		1460.060	\$100,000.00	\$0.00	\$0.00	\$0.00		
Line All sites								
<b>TOTAL: PHA wide 1460</b>			<b>\$1,000,000.00</b>	<b>\$0.00</b>	<b>\$1,504,814.98</b>	<b>\$1,504,814.98</b>	<b>\$1,504,814.98</b>	

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

1470 DEVELOPMENT ACCOUNT: Non-Dwelling Structures Capital Fund 2001						
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Ob
				Original	Revised (1)	
		1470.010		\$0.00	\$0.00	
		1470.020		\$0.00	\$0.00	
<b>TOTAL: 1470</b>				<b>\$0.00</b>	<b>\$0.00</b>	





**1495 DEVELOPMENT ACCOUNT: Relocation Costs Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal	
Residnet Relocation	Vernice Rogers	1495.010		\$5,000.00	\$0.00	\$24.99	\$24.99	\$24.99	
<b>TOTAL: PHA wide 1495</b>				<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$24.99</b>	<b>\$24.99</b>	<b>\$24.99</b>	

**1502 DEVELOPMENT ACCOUNT: Contingency Capital Fund 2001**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal	
Construction Contingency		1495.010		\$111,690.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL: PHA wide 1502</b>				<b>\$111,690.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



CONTRACT and OBLIGATIONS REGISTER for the SOUTH BEND HOUSING AUTHORITY - CAPITAL FUND 2001 TRACKING PROGRAM FFY 2001														
Development name and #	Company Name	Change Order Number	Orig. Contract Amount Plus Change	Obligated to 1408	Obligated to 1410	Obligated to 1430	Obligated to 1450	Obligated to 1460	Obligated to 1465	Obligated to 1470	Obligated to 1475	Obligated to 1495	Obligated to 1502	Ob
<b>1408 Management Improvements</b>														
<b>Total 1408</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1410 Administration</b>														
<b>total 1410</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1411 Audit</b>														
<b>Total 1411</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1430 Fees and Costs</b>														
<b>Total 1430</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1450 Site Improvements</b>														
<b>Total 1450</b>		1450	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1460 Dwelling Structure</b>														
628 Roof Replacement	Slatille Roofing - Resolution # 3695		\$59,920.00					\$59,920.00						\$59,920.00
501/628 Plumbing/electric	Batteast Construction - Res# 3693		\$112,000.00					\$56,000.00						\$56,000.00
	Casteel Construction - Res#3694							\$56,000.00						
Section 504 Conversion			\$176,000.00											
Life/Safety renovations			\$344,838.00					\$344,838.00						
<b>1465 Dwelling Equipment</b>		1460	\$692,758.00				\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00
<b>Total 1465</b>		1465.1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1470. Non Dwelling Structure</b>														
<b>Total 1470</b>		1470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1475. Non-Dwelling Equipment</b>														
Lawmasters Inc.										\$37,735.00				
<b>Total 1475</b>		1475	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1490. Replacement Reserve</b>														
<b>Total 1490</b>		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1495. Relocation</b>														
<b>Total 1495</b>		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1502. Contingency</b>														
<b>Total 1502</b>		1502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Obligated Grant Amount</b>			\$692,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00

**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP) (Capital Fund 2003)

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

HA Name <b>Housing Authority of the City of South Bend</b>		Comprehensive Grant Number <b>IN36PO15050103</b>		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___ <input type="checkbox"/> Performance and Evaluation Report for Pro <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised (1)	O
1	Total Non-CGP Funds	\$0.00	\$0.00	:
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	:
3	1408 Management Improvements	\$200,000.00	\$0.00	\$1
4	1410 Administration	\$180,000.00	\$0.00	\$
5	1411 Audit	\$0.00	\$0.00	:
6	1415 Liquidated Damages	\$0.00	\$0.00	:
7	1430 Fees and Costs	\$20,000.00	\$0.00	\$1
8	1440 Site Acquisition	\$0.00	\$0.00	:
9	1450 Site Improvement	\$71,138.00	\$0.00	:
10	1460 Dwelling Structures	\$1,044,411.00	\$0.00	\$45
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	:
12	1470 Nondwelling Structures	\$0.00	\$0.00	:
13	1475 Nondwelling Equipment	\$30,000.00	\$0.00	\$
14	1485 Demolition	\$0.00	\$0.00	:
15	1490 Replacement Reserve	\$0.00	\$0.00	:
16	1495.1 Relocation Costs	\$5,000.00	\$0.00	:
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	:
18	1498 Mod Used for Development	\$0.00	\$0.00	:
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	:
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,550,549.00	\$0.00	\$47
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	:
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	:
23	Amount of line 20 Related to Security	\$0.00	\$0.00	:
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	:
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.		
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Admin		

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2003)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Funds Obligated
				Original	Revised	
<b>PHA-Wide</b>	<b><u>Management Improvements</u></b>					
	Staff/Commissioner Training	1408.010		\$20,000.00	\$0.00	\$1,372.
	Computer Upgrade	1408.020		\$40,000.00	\$0.00	\$0.00
	Annual Report	1408.030		\$7,500.00	\$0.00	\$0.00
	Resident Initiatives	1408.040		\$15,000.00	\$0.00	\$0.00
	Executive Director Car Expense	1408.050		\$16,000.00	\$0.00	\$59.46
	Executive Level Positions	1408.060		\$31,500.00	\$0.00	\$0.00
	Homeownership Coordinator	1408.070		\$35,000.00	\$0.00	\$0.00
	Executive Level Positions	1408.080		\$35,000.00	\$0.00	\$0.00
	<b>Total for Account 1408</b>			<b>\$200,000.00</b>	<b>\$0.00</b>	<b>\$1,431.46</b>
<b>PHA-Wide</b>	<b><u>Administration</u></b>					
	12.5%-Ex Dir, Acctg Coord, Payroll Acct & A/P Clk; 20% Fin Mgr; 40% Warehouse Clk; 50% Pur Agent; 100% Plan & Dev Mgr, Plan & Dev Asst & Construction Inspector	1410.010		\$171,336.00	\$0.00	\$0.00
	Sundry	1410.020		\$8,664.00	\$0.00	\$105.60
	<b>Total For Account 1410</b>			<b>\$180,000.00</b>	<b>\$0.00</b>	<b>\$105.60</b>
<b>PHA-Wide</b>	<b><u>Fees and Costs</u></b>					
	A&E Fees for Design and Construction	1430.010		\$20,000.00	\$0.00	\$12,678.
	<b>Total for Account 1430</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$12,678.</b>
<b>PHA-Wide</b>						
	Landscaping at All Sites	1450.010		\$17,784.50	\$0.00	\$0.00
	Sidewalk Repair at All Sites	1450.020		\$17,784.50	\$0.00	\$0.00
	Parking Lots-Northwest	1450.030		\$35,569.00	\$0.00	\$0.00
	<b>Total for Account 1450</b>			<b>\$71,138.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.			(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator			

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2003)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Funds Obligated
				Original	Revised	
	<b><u>Dwelling Equipment</u></b>					
	Force Acct Wages & Benefits	1460.010		\$244,253.00	\$0.00	\$0.00
	Exterior Work, Roofing, Siding, Gutters	1460.020		\$500,747.00	\$0.00	\$0.00
	Comp Mod-Northwest	1460.030		\$49,411.00	\$0.00	\$457,882
	Mold Units	1460.040		\$50,000.00	\$0.00	\$0.00
	Comp Mod-15-12	1460.050		\$100,000.00	\$0.00	\$1,483.00
	Clean /Repair Plumbing/Sewer Lines All Sites	1460.060		\$100,000.00	\$0.00	\$0.00
	<b>Total for Account 1460</b>			<b>\$1,044,411.00</b>	<b>\$0.00</b>	<b>\$459,365</b>
	<b><u>Non-Dwelling Equipment</u></b>					
	Computer Equipment	1475.010		\$30,000.00	\$0.00	\$509.9
	<b>Total for Account 1475</b>			<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$509.9</b>
	<b><u>Relocation</u></b>					
	Resident Relocation	1495.010		\$5,000.00	\$0.00	\$0.00
	<b>Total for Account 1495</b>			<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Contingency	1502.010		\$0.00	\$0.00	\$0.00
	<b><u>TOTAL Capital Fund 2001</u></b>			<b>\$1,550,549.00</b>	<b>\$0.00</b>	<b>\$474,091</b>

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

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

Signature of Executive Director and Date

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

**Annual Statement /  
Performance and Evaluation Report  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP) (Capital Fund 2003)**

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvements	9/30/2003			9/30/2004			
Administration	9/30/2003			9/30/2004			
Fees & Costs	9/30/2003			9/30/2004			
IN-15-2, THE PLAZA	9/30/2003			9/30/2004			
IN-15-3, NORTHWEST	9/30/2003			9/30/2004			
IN-15-4, WESTCOTT	9/30/2003			9/30/2004			
IN-15-12, SCATTERED SITES	9/30/2003			9/30/2004			
IN-15-ALL	9/30/2003			9/30/2004			

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

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

Signature of Executive Director and Date

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

**1408 DEVELOPMENT ACCOUNT: Management Improvements Capital Fund 2002**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal
Staff/Commissioner Training		1408.010		\$20,000.00	\$0.00	<b>\$1,372.13</b>	<b>\$1,372.13</b>	
	Barbara Lawson							\$46.00
	Katrina Dotson							\$46.00
	Charles Williamson							\$92.00
	Joyce Shurn							\$46.00
	Keith Blanchard							\$92.00
	Robin Godette							\$92.00
	Tracy Miller							\$92.00
	Angela Williams							\$109.13
	Larry Johnson							\$207.00
	National Assn Housing							\$550.00
Computer Upgrade		1408.020		\$40,000.00	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	
Annual Report		1408.030		\$7,500.00	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	
Resident Initiatives		1408.040		\$15,000.00	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	







**1411 DEVELOPMENT ACCOUNT: Audit Capital Fund 2001**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Cost		Comments
				Original	Revised (1)		Funds Expended (2)	Funds Expended (2)	
							Total	Subtotal	
Audit		1411.010		\$0.00	\$0.00	#REF!	#REF!		
<b>TOTAL: PHA wide 1411</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>\$0.00</b>	

1430 DEVELOPMENT ACCOUNT: Fees and Costs Capital Fund 2002							
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Ac
				Original	Revised (1)		
Architect/Engineer	Jamea E. Childs & Associates	1430.010		\$20,000.00	\$0.00	\$12,678.23	\$12,678.23
	Jamea E. Childs & Associates						
<b>TOTAL: PHA wide 1430</b>				<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$12,678.23</b>	<b>\$12,678.23</b>

1450 DEVELOPMENT ACCOUNT: Site Improvements Capital Fund 2002							Tot
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	
				Original	Revised (1)		
Landscaping at All Sites		1450.010		\$17,784.50	\$0.00	\$0.00	
Sidewalk Repair at All Sites		1450.020		\$17,784.50	\$0.00	\$0.00	
<b>Northwest</b>							
Parking Lots		1450.030		\$35,569.00	\$0.00	\$0.00	





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

1470 DEVELOPMENT ACCOUNT: Non-Dwelling Structures Capital Fund 2001						
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Ob
				Original	Revised (1)	
		1470.010		\$0.00	\$0.00	
		1470.020		\$0.00	\$0.00	
<b>TOTAL: 1470</b>				<b>\$0.00</b>	<b>\$0.00</b>	





**1495 DEVELOPMENT ACCOUNT: Relocation Costs Capital Fund 2001**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal	
Residnet Relocation		1495.010		\$5,000.00	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>		
<b>TOTAL: PHA wide 1495</b>				<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**1502 DEVELOPMENT ACCOUNT: Contingency Capital Fund 2001**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal	
Construction Contingency		1495.010		\$111,690.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL: PHA wide 1502</b>				<b>\$111,690.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



CONTRACT and OBLIGATIONS REGISTER for the SOUTH BEND HOUSING AUTHORITY - CAPITAL FUND 2001 TRACKING PROGRAM FFY 2001														
Development name and #	Company Name	Change Order Number	Orig. Contract Amount Plus Change	Obligated to 1408	Obligated to 1410	Obligated to 1430	Obligated to 1450	Obligated to 1460	Obligated to 1465	Obligated to 1470	Obligated to 1475	Obligated to 1495	Obligated to 1502	Ob
<b>1408 Management Improvements</b>														
<b>Total 1408</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1410 Administration</b>														
<b>total 1410</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1411 Audit</b>														
<b>Total 1411</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1430 Fees and Costs</b>														
<b>Total 1430</b>			\$0.00	\$0.00	\$0.00	\$0.00								
<b>1450 Site Improvements</b>														
<b>Total 1450</b>		1450	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1460 Dwelling Structure</b>														
628 Roof Replacement	Slatille Roofing - Resolution # 3695		\$59,920.00					\$59,920.00						\$59,920.00
501/628 Plumbing/electric	Batteast Construction - Res# 3693		\$112,000.00					\$56,000.00						\$56,000.00
	Casteel Construction - Res#3694							\$56,000.00						
Section 504 Conversion			\$176,000.00											
Life/Safety renovations			\$344,838.00					\$344,838.00						
<b>1465 Dwelling Equipment</b>		1460	\$692,758.00				\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00
<b>Total 1465</b>		1465.1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1470. Non Dwelling Structure</b>														
<b>Total 1470</b>		1470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1475. Non-Dwelling Equipment</b>														
Lawmasters Inc.										\$37,735.00				
<b>Total 1475</b>		1475	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1490. Replacement Reserve</b>														
<b>Total 1490</b>		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1495. Relocation</b>														
<b>Total 1495</b>		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1502. Contingency</b>														
<b>Total 1502</b>		1502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Obligated Grant Amount</b>			\$692,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$516,758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,758.00

**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP) (Capital Fund 2004)

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

HA Name <b>Housing Authority of the City of South Bend</b>		Comprehensive Grant Number <b>IN36PO15050104</b>		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___ <input type="checkbox"/> Performance and Evaluation Report for Pro <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		O
		Original	Revised (1)	
1	Total Non-CGP Funds	\$0.00	\$0.00	:
2	1406 Operations (May not exceed 10% of line 20)	\$0.00	\$0.00	:
3	1408 Management Improvements	\$97,292.50	\$0.00	:
4	1410 Administration	\$160,566.50	\$0.00	:
5	1411 Audit	\$0.00	\$0.00	:
6	1415 Liquidated Damages	\$0.00	\$0.00	:
7	1430 Fees and Costs	\$30,000.00	\$0.00	:
8	1440 Site Acquisition	\$0.00	\$0.00	:
9	1450 Site Improvement	\$0.00	\$0.00	:
10	1460 Dwelling Structures	\$1,200,712.00	\$0.00	:
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	:
12	1470 Nondwelling Structures	\$0.00	\$0.00	:
13	1475 Nondwelling Equipment	\$25,000.00	\$0.00	:
14	1485 Demolition	\$0.00	\$0.00	:
15	1490 Replacement Reserve	\$48,202.00	\$0.00	:
16	1495.1 Relocation Costs	\$20,000.00	\$0.00	:
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	:
18	1498 Mod Used for Development	\$0.00	\$0.00	:
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	:
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,581,773.00	\$0.00	:
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	:
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	:
23	Amount of line 20 Related to Security	\$0.00	\$0.00	:
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	:
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.		
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Admin		

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2004)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Funds Obligated
				Original	Revised	
<b>PHA-Wide</b>	<b><u>Management Improvements</u></b>					
	Staff/Commissioner Training	1408.010		\$20,000.00	\$0.00	\$0.00
	Computer Upgrade	1408.020		\$15,000.00	\$0.00	\$0.00
	Annual Report	1408.030		\$2,500.00	\$0.00	\$0.00
	Resident Initiatives	1408.040		\$6,500.00	\$0.00	\$0.00
	Executive Director Car Expense	1408.050		\$16,000.00	\$0.00	\$0.00
	Homeownership Coordinator	1408.070		\$37,292.50	\$0.00	\$0.00
	<b>Total for Account 1408</b>				<b>\$97,292.50</b>	<b>\$0.00</b>
<b>PHA-Wide</b>	<b><u>Administration</u></b>					
	12.5%-Ex Dir, Acctg Coord, Payroll Acct & A/P Clk; 20% Fin Mgr; 40% Warehouse Clk; 50% Pur Agent; 100% Plan & Dev Mgr, Plan & Dev Asst & Construction Inspector	1410.010		\$150,566.50	\$0.00	\$0.00
	Sundry	1410.020		\$10,000.00	\$0.00	\$0.00
	<b>Total For Account 1410</b>				<b>\$160,566.50</b>	<b>\$0.00</b>
<b>PHA-Wide</b>	<b><u>Fees and Costs</u></b>					
	A&E Fees for Design and Construction	1430.010		\$30,000.00	\$0.00	\$0.00
<b>Total for Account 1430</b>				<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>PHA-Wide</b>	<b>SITE IMPROVEMENTS</b>					
	<b>Total for Account 1450</b>				<b>\$0.00</b>	<b>\$0.00</b>

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

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

Signature of Executive Director and Date

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

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP) (Capital Fund 2004)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		T Funds Obligatec
				Original	Revised	
	<b><u>Dwelling Equipment</u></b>					
	Clean/Repair Plumbing &/or Sewer Lines-All Sites	1460.010		\$45,000.00	\$0.00	\$0.00
	Water Tower 501 Bldg	1460.020		\$85,000.00	\$0.00	\$0.00
	Comp Mod Units-15-12	1460.030		\$290,000.00	\$0.00	\$0.00
	Force Acct Wages & Benefits	1460.040		\$125,000.00	\$0.00	\$0.00
	Replace Boiler-501 Bldg	1460.050		\$25,000.00	\$0.00	\$0.00
	Replace Windows as Needed-628 Bldg	1460.060		\$40,000.00	\$0.00	\$0.00
	Vacant Unit Prep	1460.070		\$37,690.00	\$0.00	\$0.00
	Flooring-All Sites	1460.080		\$30,000.00	\$0.00	\$0.00
	Paint Occupied Units	1460.090		\$10,000.00	\$0.00	\$0.00
	Mold Abatement	1460.100		\$165,000.00	\$0.00	\$0.00
	Roof 15-17	1460.110		\$163,022.00	\$0.00	\$0.00
	Roof Monroe Circle	1460.120		\$95,000.00	\$0.00	\$0.00
	Landry and Shower	1460.130		\$45,000.00	\$0.00	\$0.00
	Laurel Court doomers	1460.140		\$45,000.00		
	<b>Total for Account 1460</b>			<b>\$1,200,712.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b><u>Non-Dwelling Equipment</u></b>					
	Computer Equipment	1475.010		\$25,000.00	\$0.00	\$0.00
	<b>Total for Account 1475</b>			<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b><u>Replacement Reserve</u></b>					
	Replacement Housing Funds	1490.010		\$48,202.00	\$0.00	\$0.00
	<b>Total for Account 1490</b>			<b>\$48,202.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b><u>Relocation</u></b>					
	Resident Relocation	1495.010		\$20,000.00	\$0.00	\$0.00
	<b>Total for Account 1495</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>TOTAL Capital Fund 2004</b>			<b>\$1,581,773.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.			(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator			

**Annual Statement /  
Performance and Evaluation Report  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP) (Capital Fund 2004)**

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

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

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

<b>1408 DEVELOPMENT ACCOUNT: Management Improvements Capital Fund 2005</b>							
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total
				Original	Revised (1)		
Staff/Commissioner Training		1408.010		\$20,000.00	\$0.00	<b>\$0.00</b>	
Computer Upgrade		1408.020		\$15,000.00	\$0.00	<b>\$0.00</b>	
Annual Report		1408.030		\$1,000.00	\$0.00	<b>\$0.00</b>	
Resident Initiatives		1408.040		\$6,500.00	\$0.00	<b>\$0.00</b>	
Executive Dir Vehicle Expense		1408.050		\$16,000.00	\$0.00	<b>\$0.00</b>	
Homeownership Coordinator		1408.060		\$38,792.50	\$0.00	<b>\$0.00</b>	
<b>TOTAL: PHA wide 1408</b>				<b>\$97,292.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	

1410 DEVELOPMENT ACCOUNT: Administration Capital Fund 2005							
General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Fund Expend Tot
				Original	Revised (1)		
Exec Dir, Acctg Coord, Payroll Acct, & A/P Clk-12.5%; Fin Mgr-20%; Warehouse Clk-40%; Purch Agent-50%; Plan & Dev Mgr, Plan & Dev Asst & Constr Inspector-100%		1410.010		\$150,566.50	\$0.00	\$0.00	\$0.00
Sundry		1410.020		\$10,000.00	\$0.00	\$0.00	\$0.00
<b>TOTAL: PHA wide 1410</b>				<b>\$160,566.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



**1430 DEVELOPMENT ACCOUNT: Fees and Costs Capital Fund 2005**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Ac
				Original	Revised (1)		
Architect/Engineer		1430.010		\$30,000.00	\$0.00	\$0.00	
<b>TOTAL: PHA wide 1430</b>				<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



**1460 DEVELOPMENT ACCOUNT: Dwelling Structures Capital Fund 2005**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended To
Clean/Repair Plubing &/or Sewer Lines-All Sites		1460.010		\$45,000.00	\$0.00	\$0.00	\$0
Water Tower 501 Bldg		1460.020		\$85,000.00	\$0.00	\$0.00	\$0
Comp Mod Units 15-12		1460.030		\$290,000.00	\$0.00	\$0.00	\$0
Force Acct Wages &b Benefits		1460.040		\$125,000.00	\$0.00	\$0.00	\$0
Replace Boiler 501 Bldg		1460.050		\$25,000.00	\$0.00	\$0.00	\$0
Replace Windows as Needed 628 Bldg		1460.060		\$40,000.00	\$0.00	\$0.00	\$0
Vacant Unit Prep		1460.070		\$37,690.00	\$0.00	\$0.00	\$0
Flooring-All Sites		1460.080		\$30,000.00	\$0.00	\$0.00	\$0

Paint Occupied Units		1460.090		\$10,000.00	\$0.00	\$0.00	\$0
Mold Abatement		1460.100		\$145,000.00	\$0.00	\$0.00	\$0
Roof 15-7		1460.110		\$200,000.00	\$0.00	\$0.00	\$0
Roof Monroe Circle		1460.120		\$95,000.00	\$0.00	\$0.00	\$0
Landry and Shower		1460.130		\$45,000.00	\$0.00	\$0.00	\$0
Laaurel Court Doomers		1460.140		\$45,000.00	\$0.00	\$0.00	\$0
<b>TOTAL: PHA wide 1460</b>				<b>\$1,217,690.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>

**1465.1 DEVELOPMENT ACCOUNT: Dwelling Equipment Capital Fund 2005**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total A Exp
				Original	Revised (1)		
<b>TOTAL: PHA wide 1465</b>				\$0.00	\$0.00	<b>\$0.00</b>	







**1495 DEVELOPMENT ACCOUNT: Relocation Costs Capital Fund 2005**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Funds Obligated (2)	Total Actual Cost		Comments
				Original	Revised (1)		Funds Expended (2) Total	Funds Expended (2) Subtotal	
Residnet Relocation		1495.010		\$20,000.00	\$0.00	\$0.00	\$0.00		
<b>TOTAL: PHA wide 1495</b>				<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**1502 DEVELOPMENT ACCOUNT: Contingency Capital Fund 2005**

General Description of Major Work Categories	Description of Items Charged to Work Categories	Development Account #	Requis. #	Total Estimated Cost		Total Actual Cost			Comments
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2) Total	Funds Expended (2) Subtotal	
Construction Contingency		1495.010		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL: PHA wide 1502</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



**CONTRACT and OBLIGATIONS REGISTER for the SOUTH BEND HOUSING AUTHORITY - CAPITAL FUND 2005 TRACKING PROGRAM FFY 2005**

Development name and #	Company Name	Change Order Number	Orig. Contract Amount Plus Change	Obligated to 1408	Obligated to 1410	Obligated to 1430	Obligated to 1450	Obligated to 1460	Obligated to 1465	Obligated to 1470	Obligated to 1475	Obligated to 1495	Obligated to 1502	Ob
<u>1408 Management Improvements</u>														
Total 1408			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1410 Administration</u>														
total 1410			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1411 Audit</u>														
Total 1411			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1430 Fees and Costs</u>														
Total 1430			\$0.00	\$0.00	\$0.00	\$0.00								
<u>1450 Site Improvements</u>														
Total 1450		1450	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1460 Dwelling Structure</u>								\$59,920.00						\$59,920.00
								\$56,000.00						\$56,000.00
Total 1450		1460	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,920.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,920.00
<u>1465 Dwelling Equipment</u>														
Total 1465		1465.1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1470 Non Dwelling Structure</u>														
Total 1470		1470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1475 Non-Dwelling Equipment</u>														
Lawmasters Inc.										\$37,735.00				
Total 1475		1475	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1490 Replacement Reserve</u>														
Total 1490		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1495 Relocation</u>														
Total 1495		1495	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>1502 Contingency</u>														
Total 1502		1502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Obligated Grant Amount			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,920.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,920.00

# REPLACEMENT HOUSING FACTOR FUNDING: Five Year Plan (Revised 9/1/2004)

The Housing Authority of the City of South Bend (HASB) will utilize the following strategy for expenditure of its Replacement Housing Funds (RHF) over the course of the next five and possibly ten years.

Beginning in FY-2005, the Housing Authority will acquire one additional scattered site house for inclusion in its current stock of public housing units per year. The HASB will (when needed) expend up to \$25,000 in additional funds for the modernization of each of these units.

Source	Year 1	Year 2	Year 3	Year 4	Year 5	Total
RHF	15,000	48,202	48,202	48,202	48,202	\$207,808
Capital	15,000	15,000	15,000	15,000	15,000	\$75,000
Foundations	10,000	10,000	10,000	10,000	10,000	50,000
<b>Totals</b>	<b>40,000</b>	<b>73,202</b>	<b>73,202</b>	<b>73,202</b>	<b>73,202</b>	<b>332,808</b>

The All acquisitions will initially go into HASB Public Housing stock. However, these acquisitions will eventually be placed in the HASB Homeownership Program. The HASB will seek approval of its 100% AW Foundation as a HUD approved non-profit, thus allowing HASB to purchase HUD Homes at a 10-30% discount and pass these savings onto residents in the way of reduced purchase prices for homeownership units.