

PHA Plans
Streamlined Annual
Version

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

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

**Housing Authority of the City of
Green Bay**
Streamlined Annual Plan
for Fiscal Year: 2004

A “High Performing” Housing Authority

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Green Bay

PHA Number:

PHA Fiscal Year Beginning: 07/01/04

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:				

PHA Plan Contact Information:

Name: **Keith A. Pamperin** Phone: **920 448 3414**
TDD: **920 448 3153** Email (if available): **keithpa@ci.green-bay.wi.us**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA**
- PHA development management offices**
- Main administrative office of the local, CITY 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 Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- X 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
X 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
 4. Project-Based Voucher Programs
X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
X 6. Supporting Documents Available for Review
 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
X 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. 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 B.

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
Mason Manor 7401	01/01/2003	Unknown*	Unknown*	Unknown*
Scattered Sites		Unknown**	Unknown**	Unknown**

*Application Form Does Not Require Indication of Ethnic or Racial Information.

** Scattered Site application does not require and there is no current waiting list.

2. What is the number of site based waiting list developments to which families may apply at one time? 1
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 2
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:

B. 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 next component.

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

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? 2
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2
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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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.)

The Green Bay Authority consolidated its Section 8 HCV with the Brown County Housing Authority Program for greater efficiency, effective July 1 2002

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?

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:

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

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

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

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

City of Green Bay

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

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

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

Specific areas where the GBHA has put forth efforts and resources to further and expand the availability of affordable housing include.

3. Continued and active HCV Family Self Sufficiency Program, after HUD had removed funding incentives and requirements.
4. Consolidation of the GBHA and BCHA Housing Choice Voucher Programs for efficiency and reduced administrative expense.
5. Completed a three year Public Housing Drug Elimination Plan, to improve the quality of life in public housing, and surrounding neighborhoods.
6. Provided a \$50,000. financial grant commitment toward the NEW Homeless Shelter Campaign.
7. The Housing Authority of the City of Green Bay has provided financial loan assistance (\$400,000. below market Loan) to Neighborhood Housing Services of Green Bay Inc (NHSGB). toward the development of the Urban Partnership CDC to facilitate Navarino Apartments, Bottling Plant Apartments and the Chicago -Jackson Street "Neighborworks

Housing Center”that will provide pre and post home buyer counseling, housing referral and various levels of down payment and closing cost assistance.

8. The Housing Authority of the City of Green Bay has issued Housing Mortgage Revenue Bonds in the amount of \$4,600,000. to develop private mixed income senior housing.

9. Provided active support and guidance, and maintained partnerships with NHSf Green Bay Inc, MHA of Brown County Inc., The Affordable Housing Institute, The Continuum of Care Consortium, The Homeless Coalition, and The United Way Basic Needs and Self Sufficiency Impact Council, The Brown County homeless and affordable Housing Subcommittee, and The Brown County Equal Opportunity in Housing Commission, NEW Currative, and Options to Independent Living, Inc.

If you find the plan in compliance please execute the Statement of Consistency and return for inclusion with our Agency Plan

6. Supporting Documents Available for Review for Streamlined 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
YES	<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>	5 Year and Annual Plans
YES	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
YES	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
YES	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
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	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
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The 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
	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
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E 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
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
	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 and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	pursuant to an opinion of counsel on file and available for inspection.	Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Green Bay Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<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: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 3,700	\$ 29,986	\$ 29,986	\$ 2,731
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 30,000	\$ 0		
10	1460 Dwelling Structures	\$ 236,158	\$ 269,872	\$ 269,872	\$ 263,193
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 30,000	\$ 0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 325,700	\$ 299,858	\$ 299,858	\$ 265,924
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Carpet Replacement – Public Areas	1460	1	20,000	0			
WI074-001	Lawnmower with Attachments	1475	1	20,000	0			
WI074-001	Replace Carpeting – Apartments	1460	15	7,500	0			
WI074-001	Landscaping - Community Room	1450	1	2,500	0			
WI074-001	Community Room Furniture	1475	1	10,000	0			
WI074-001	Community Room Addition	1460	1	225,000	0			
WI074-002	Administration	1410	1	3,700	29,986	29,986	2,731	
WI074-002	Basement	1450	1	10,000	0			
WI074-002	Drain Tile	1450	1	10,000	0			
WI074-002	Flooring – Hardwood	1460	1	9,500	0			
WI074-002	Paint	1450	1	7,500	0			
WI074-002	Flooring - Vinyl	1460			89,872	89,872	90,282	
WI074-002	General Const-Foundation Repair/Roofing/Siding/Porch/Deck/Railing	1460			180,000	180,000	172,911	
	Siding/Porch/Deck/Rail/							

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Green Bay Housing Authority			Grant Type and Number Capital Fund Program No: WI39-P074-501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI074-002							
Administration	07/02	09/02	09/02	06/04			
Flooring - Vinyl		09/02	09/02		06/04		
General Const-Foundation Repair/Roofing/Siding/Porch/Deck/Railing		03/03			06/04		
Repair/Roofing/Siding/Porch/Deck/Rail/							

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Green Bay Housing Authority			Grant Type and Number Capital Fund Program Grant No: W139-P074-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 46,300	\$ 46,300	\$ 9,603	\$ 9,603
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 84,030	\$ 94,030	\$ 84,922	\$ 70,951
10	1460 Dwelling Structures	\$ 110,637	\$ 10,100		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 2,500	\$ 2,500		
14	1485 Demolition				
15	1490 Replacement Reserve		\$ 90,537		
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)	\$ 243,467	\$ 243,467	\$ 94,525	\$ 80,554
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Snow Blower Replacement	1475	1	2,500	2,500			
WI074-001	Deck on Exterior Ramp Resurfaced	1450	1	5,000	5,000			
WI074-001	Architectural & Engineering – Storage Room	1430	1	39,300	39,300	\$ 4,500	\$ 4,500	
WI074-001	Storage Room Addition	1490	1	100,537	90,537			
WI074-001	Architectural & Engineering – Parking Lot	1430	1	7,000	7,000	\$ 5,103	\$ 5,104	
WI074-001	Parking Lot Addition	1450	1	76,630	86,630	\$ 84,922	\$ 70,950	
WI074-002	Cabinets	1460	1	6,000	6,000			
WI074-002	Replace Blinds	1460	1	2,000	2,000			
WI074-002	Paint	1460	1	1,500	1,500			
WI074-002	Electrical Receptacle	1460	1	600	600			
WI074-002	Landscaping	1450	1	2,400	2,400			

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

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI074-001							
Snow Blower Replacemt	09/16/05	09/16/05		09/16/07	09/16/07		
Deck Exterior Ramp Resurfaced	09/16/05	09/16/05		09/16/07	09/16/07		
Arch & Engineering – Storage Room	09/16/05	09/16/05		09/16/07	09/16/07		
Storage Room Addition							
Arch& Engineering – Parking Lot	09/16/05	09/16/05		09/16/07	09/16/07		
Parking Lot Addition	09/16/05	09/16/05		09/16/07	09/16/07		
WI074-002							
Cabinets	09/16/05	09/16/05		09/16/07	09/16/07		
Replace Blinds	09/16/05	09/16/05		09/16/07	09/16/07		
Paint	09/16/05	09/16/05		09/16/07	09/16/07		
Electrical Receptacle	09/16/05	09/16/05		09/16/07	09/16/07		
Landscaping	09/16/05	09/16/05		09/16/07	09/16/07		

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

PHA Name Green Bay Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-P074-502-03 Replacement Housing Factor Grant No	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement revision no: 3
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	\$ 49,170			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization 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				

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

PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Storage Room Addition	1490	1	\$ 49,170				

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

PHA Name: Green Bay Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-P074-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI074-001							
Storage Room Addition							

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

PHA Name Green Bay Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-04 Replacement Housing Factor Grant No	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement revision no: Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 14,060			
10	1460 Dwelling Structures	\$ 270,940			
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 Collaterization 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				

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

PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI074-001	Storage Room Addition	1460	1	\$ 270,940				
	Deck Ramp Resurface	1450	1	\$ 14,060				

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

PHA Name: Green Bay Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI074-001							
Storage Room Addition	9/16/2006			9/16/2008			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Green Bay Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement For Year 2 FFY Grant: 2001 PHA FY: 2002	Work Statement For Year 3 FFY Grant: 2002 PHA FY: 2003	Work Statement For Year 4 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2004 PHA FY: 2005
	Annual Statement				
WI074-001 (Mason Manor)		\$ 305,631	0	\$ 280,137	\$ 285,000
WI074-002 (Scattered Sites)		\$9,350	\$ 299,858	\$ 12,500	0
CFP Funds Listed for 5-year planning		\$ 314,981	\$ 299,858	\$ 292,637	\$ 285,000
Replacement Housing Factor Funds					

**2003 FLAT RENT AMOUNTS
MASON MANOR**

Bedrooms	2003 Flat Rent	2004 Fair Market Rent	Adjusted Fair Market Rents*	Utility Allowance	Proposed 2004 Flat Rent and Ceiling Rent
0 Bedroom (Mason Manor)	\$356	407	358	0	\$358
1 Bedroom (Mason Manor)	\$392	448	394	0	\$394
2 Bedroom (Mason Manor)	\$503	576	507	0	\$507

* **88% of Fair Market Rent**

**2003 FLAT RENT AMOUNTS
SCATTERED SITES
WI-74-2**

Bedrooms	2003 Flat Rent	2004 Fair Market Rent	Adjusted Fair Market Rents**	Utility Allowance	Proposed 2004 Flat Rent and Ceiling Rent
0 Bedroom (Scattered Sites)					
1 Bedroom (Scattered Sites)					
2 Bedroom (Scattered Sites)	\$457	\$576	\$576	\$112	\$464
3 Bedroom (Scattered Sites)	\$654	\$800	\$800	\$137	\$663
4 Bedroom (Scattered Sites)	\$619	\$805	\$805	\$179	\$626
5 Bedroom (Scattered Sites)					

** **100% of Fair Market Rent**

**STATEMENT OF RESIDENT COMMENTS
MASON MANOR RETIREMENT COMMUNITY
SENIOR HOUSING COMPLEX**

MASON MANOR RESIDENT SAFETY ADVISORY COUNCIL MEMBERS:

Robert Huiting	Eileen Olson
Rita Huven	Vonnie Pagel
Janice Fonder	Ted Bedore
Joyce Haworth	Doris Homontowski
Jane Trask	Al Moro
Ann Caldie	

A meeting was held on Tuesday, March 2, 2004 at 1:30 P.M. of the Mason Manor Resident Safety Advisory Council. At that meeting, the Annual Agency Plan was thoroughly explained stating that the Housing Authority is mandated to prepare an Annual Agency Plan which will outline the Housing Authority's overall plan for operations into the future, including financial plans, meeting community housing needs, capital improvements, and operational policies. The purpose of the plan is to map out how the Green Bay Housing Authority will operate and function in the future.

The following comments were received from residents:

Vonnie Pagel stated she is glad to live at Mason Manor. She stated staff keeps everything neat and clean and the grounds look like a park. She stated there are things going on all the time. She feels the security system keeps us safe. The drives and walkways are kept clear of ice and snow. She stated the staff is friendly and helpful.

Jane Trask stated she has lived at Mason Manor since September 1988 and finds everything satisfactory. She stated much has been done for the safety of the residents. This includes a "state of the art" fire alarm system for our protection. She stated she enjoys the "in-house" television station informing the tenants of timely events in the building. She stated she feels very secure since no one can enter the building without an access control key. For a visitor to gain entry they have to call the tenant they are visiting and they will be "buzzed in".

Janice Fonder stated she is a tenant at Mason Manor and has lived here for nearly nine years. She stated her mother also lived at Mason Manor before her death in 1992. Her mother resided at Mason Manor for 16 years and loved it as much as she does. She stated one of the reasons she enjoys living at Mason Manor is that she feels very secure. She stated the security system is very good and makes everyone feel safe. She also

stated the building is kept very clean and maintained beautifully. She stated Reed Lewis is a great maintenance supervisor and if anything is broken, he gets it fixed promptly. She stated that Mason Manor has a very up-to-date fire alarm system. She also stated she loves that she can have her pet cat here. She also stated she loves all the activities that go on in the building such as the twice a month entertainment, religious services, bingo, organized bus trips, potlucks and the wonderful Christmas party for the tenants every year. She stated she couldn't think of anything not to like.

Eileen Olson said she feels very fortunate to be a resident of Mason Manor. She is an eighty-year old woman, retired and living on Social Security. She wanted to take this opportunity to extend her gratitude to Mason Manor for a warm, comfortable and safe home. She has been a resident for 5-1/2 years. She stated during that time she has had several visits from friends and family from communities outside of Green Bay. Each visitor has commented on how impressed they are with the neatness and excellent maintenance this complex maintains. She also said they have commented on the beautiful grounds and how they would like to see such a nice facility in their community. She stated each apartment allows for privacy, comfort and safety. She said she is especially appreciative of the opportunity to participate in entertaining activities, meals, nursing assistance if needed and just the security of knowing that she is surrounded by caring, competent people.

CITY OF GREEN BAY HOUSING AUTHORITY
SCATTERED SITES TENANT ADVISORY & SAFETY MEETING - MARCH 1, 2004

The Tenant Advisory and Safety Meeting for 2004 was held in the ICS conference room on March 1, at 5:30 p.m. Keith Pamperin, Green Bay's Housing Administrator, was the guest speaker. Ten tenants, representing the addresses listed below, attended this years meeting.

912 S. Oakland Ave	913 N. Chestnut Ave
816 N. Maple Ave	886 Division St
1125 University Ave	509 S. Maple
896 School Place	1416 University Ave

In addition to the meeting, a survey was sent out asking tenants how safe they feel in their neighborhoods. The consensus is that the tenants do feel very safe in their home and environment. They police occasionally drive thru the neighborhoods to make an appearance. This seems to keep the trouble and crime down. However, management has noticed that we consistently have problems with a few tenants on Pine Street.

Maintenance response time and quality of work is good; tenants are very satisfied in this area. Tenant's comments were that the maintenance members are very professional, efficient, friendly and helpful. Additional comments were that tenants feel safer letting maintenance staff enter their units now that they wear shirts and jackets with the ICS logo on them.

Tenants noticed that neighbors were not very friendly when they first moved in. Neighbors have concerns when tenants move in because they don't know if this will be a problem family. However, over time, the tenants have gained the neighbors trust and confidence. As healthy relationships develop between ICS staff and neighbors, it becomes increasingly important to accurately screen incoming tenants.

The new community service requirements did not affect most tenants. However, it has made a difference with a few who refuse to "work for free". In these cases the implementation of the policy is forcing tenants to make a decision to work or move. I anticipate these few tenants to move this summer either by choice or by eviction for non-compliance. Most tenants expressed their appreciation for the opportunity to live in public housing until they reach their goals of becoming self-sufficient.

The meeting was adjourned at approximately 7:00 p.m.