

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2004**

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Eau Claire
a.k.a. Eau Claire Housing Authority

PHA Number: WI207

PHA Fiscal Year Beginning: 01/2004

PHA Plan Contact Information:

Name: Paula Bussman

Phone: 715/839-4943

TDD: 715/839-4943

Email (if available): Paula.Bussman@ci.eau-claire.wi.us

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of Eau Claire was formed in 1973 to provide decent, safe and sanitary housing within the City of Eau Claire because the goal of an enlightened community should be that all its families should have a suitable living environment. The Housing Authority provides housing for income eligible elderly, handicapped and disadvantaged families.

The population of Eau Claire is approximately 61,000 people located in west central Wisconsin. Eau Claire is a fast growing community with people moving to our area from all income categories.

The 2004 Housing Plan describes the diverse group of housing programs operated by the Housing Authority, its housing units, proposed capital improvements, funding, policies and procedures. The HUD required annual and five-year plan is made available for the community to review and comment, Tenant Advisory Committee review and comments and tenant and citizen comments. The plan is then forwarded to HUD for their review. The Housing Authority operates solely with federal funding from the U.S. Department of Housing and Urban Development (HUD) and the Wisconsin Housing and Economic Development Authority (WHEDA). Our housing authority is a small PHA according to HUD standards with less than 250 Public Housing units. Our agency owns just over 300 housing units consisting of 109 Public Housing single family homes and duplexes for families, a total of 145 Section 8 New Construction units for elderly, 30 for families and disabled, eight Affordable Housing homes, twelve Homeownership homes and eight Substantial Rehabilitation units consisting of six single family homes and one duplex. The PHA pays rental subsidies for just under 500 elderly and family households on the Housing Choice Voucher Program and the HOME Tenant Based Assistance programs. Approximately half of all PHA units are rented to households with disabilities. Our PHA hopes that you find this housing plan informative and we welcome your input and comments.

Sincerely,

Carol Doyle
Executive Director
Housing Authority of the City of Eau Claire
a.k.a Eau Claire Housing Authority

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

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

The Housing Authority is anticipating receiving 21 Housing Choice Vouchers in 2004 due to the opting out of a HUD contract by Luther Court Apartments. The Housing Authority will consider additional housing options, to increase affordable housing in Eau Claire, if more affordable housing becomes available.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 228,559

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

2. If yes, the comments are attached at Attachment F

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.
- Considered comments but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment F
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Eau Claire

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

The Housing Authority is committed to maximizing the number of affordable units available by employing effective maintenance and management policies to minimize the number of public housing units down and reduce turnover time for vacated public housing units. We participate in the City of Eau Claire’s Consolidated Plan development process to ensure coordination with broader community strategies. The Housing Authority will apply for additional Housing choice Vouchers should they become available in order to increase the number of affordable housing units for families and the elderly. The Housing Authority will counsel the Housing Choice Voucher tenants as to location of units outside of areas of poverty and market the Housing Choice Vouchers to owners outside of areas of poverty.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

There were no substantial deviations to the 5-year Plan.

B. Significant Amendment or Modification to the Annual Plan:

There were no significant amendments or modifications to the Annual Plan.

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for 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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$241,005		\$0	\$0
3	1408 Management Improvements				
4	1410 Administration		\$24,100	\$24,100	\$24,100
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		\$216,905	216,905	\$90,245
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	1498 Mod Used for Development		\$0		
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$241,005	\$241,005	\$241,005	\$114,345

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority		Grant Type and Number Capital Fund Program #: WI39P20750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 09/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI39P207/001-006	Administration	1410		\$24,100	\$24,100	\$24,100	\$24,100	
WI39P207/001-006	Acquisition/Rehab 2 bedroom units	1498		\$150,000	0			
WI39P207/001-006	Dwelling Structures	1460		\$66,905	\$216,905	\$216,905	\$179,479	
	Basement/foundation repair							
	Concrete steps/sidewalk repair							
	Cupboard/Countertop replacements							
	Carpet/vinyl replacements							
	Drapery/blind replacements							
	Roof replacements							
	Garage door replacements							
	Paint occupied units							
	Window replacements							
	Siding/gutter repairs							
	Other repairs as needed							

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority	Grant Type and Number Capital Fund Program: WI39P20750102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 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	\$22,855	\$22,855	\$0	\$0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$55,702	\$205,704	\$35,006	\$26,306
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	1498 Mod Used for Development	\$150,000	\$0		
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$228,559	\$228,559	\$35,006	\$35,006
21	Amount of line 20 Related to LBP Activities				

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority	Grant Type and Number Capital Fund Program: WI39P20750102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority		Grant Type and Number Capital Fund Program #: WI39P20750102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 09/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI39P207/001-006	Administration	1410		\$22,855	\$22,855	\$0	\$0	
WI39P207/001-006	Site Improvement	1450		0	\$22,000			
WI39P207/001-006	Acquisition/Rehab 2 bedroom units	1498		\$150,000	\$0			
WI39P207/001-006	Relocation costs	1495.1		\$0	\$4,000	\$2,450	\$2,450	
WI39P207/001-006	Dwelling Structures	1460		\$205,704	\$166,704	\$35,006	\$26,306	
	Landscaping							
	Concrete steps/sidewalk repair							
	Cupboard/Countertop replacements							
	Carpet/vinyl replacements							
	Appliance replacements							
	Roof replacements							
	Paint occupied units							
	Window replacements							
	Siding/gutter repairs							
	Other maintenance items							

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority	Grant Type and Number Capital Fund Program: WI39P20750103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Performance and Evaluation Report for Period Ending:
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:) 1
 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	\$24,100	\$18,617	\$0	\$0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$135,300	\$0		
10	1460 Dwelling Structures	\$77,605	\$146,310	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000	\$21,250	\$0	\$0
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$241,005	\$186,177	\$0	\$0
21	Amount of line 20 Related to LBP Activities				

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

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority	Grant Type and Number Capital Fund Program: WI39P20750103 Capital Fund Program 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:) 1
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Eau Claire a.k.a. Eau Claire Housing Authority		Grant Type and Number Capital Fund Program #: WI39P20750103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 09/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WI39P207/001-006	Administration	1410		\$24,100	\$18,617	\$0	\$0	
WI39P207/001-006	Development Activities	1499		\$135,300	\$0	\$0	\$0	
WI39P207/001-006	Dwelling Structures	1460		\$77,605	\$146,310	\$0	\$0	
	Foundation repairs			1,500	0			
	Landscaping			0	2,500			
	Concrete steps/sidewalk repair			15,000	15,000			
	Cupboard/Countertop replacements			2,000	20,000			
	Carpet/vinyl replacements			9,000	25,000			
	Garage Door Replacements			3,000	0			
	Roof replacements			10,000	25,000			
	Paint occupied units			9,000	0			
	Drapery and blinds			19,000	0			
	Window replacements			6,000	25,000			
	Siding/gutter repairs			2,500	5,000			
	Other maintenance items			605	28,810			
WI39P207/001-006	Dwelling Equipment	1465.1		\$4,000	\$21,250			
	Stoves/refrigerators			2,000		\$0	\$0	
	Dehumidifiers			2,000				
	Appliance replacements				21,250			

Attachment C

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Roof replacements	\$33,000	2005
Window replacements	25,000	2005
Siding repairs	18,000	2005
Flooring replacements – carpet, commercial grade vinyl kitchen and bath	28,000	2005
Cupboard and countertop replacements	12,000	2005
Furnace and water heater replacements	14,000	2005
Appliance replacements	13,000	2005
Concrete walks & driveway repairs	13,200	2005
Landscaping repairs	1,500	2005
Paint occupied units	13,000	2005
Other maintenance items	18,300	2005
Administrative expense	21,000	2005
Total	210,000	
Lighting additions	\$ 1,500	2006
Roof replacements	27,500	2006
Window replacements	21,000	2006
Maintenance storage shed	500	2006
Reside garages and replace doors	10,000	2006
Foundation repairs	5,900	2006
Flooring replacements – carpet, commercial grade vinyl kitchen and bath	25,000	2006
Furnace and water heater replacements	12,000	2006
Appliance replacements	8,000	2006
Concrete walks & driveway repairs	13,200	2006
Special assessments	10,000	2006
Play equipment/lawn equipment	8,000	2006
Landscaping repairs	7,300	2006
Paint occupied units	6,000	2006
Other maintenance items	33,100	2006
Administrative expense	21,000	2006
Total	210,000	

Lighting additions	\$ 1,500	2007
Roof replacements	27,500	2007
Window replacements	21,000	2007
Maintenance storage shed	500	2007
Reside garages and replace doors	10,000	2007
Foundation repairs	5,900	2007
Flooring replacements – carpet, commercial grade vinyl kitchen and bath	25,000	2007
Furnace and water heater replacements	12,000	2007
Appliance replacements	8,000	2007
Concrete walks & driveway repairs	13,200	2007
Special assessments	10,000	2007
Play equipment/lawn equipment	8,000	2007
Landscaping repairs	7,300	2007
Paint occupied units	6,000	2007
Other maintenance items	33,100	2007
Administrative expense	21,000	2007
Total	210,000	
Lighting additions	\$ 1,500	2008
Roof replacements	27,500	2008
Window replacements	21,000	2008
Maintenance storage shed	500	2008
Reside garages and replace doors	10,000	2008
Foundation repairs	5,900	2008
Flooring replacements – carpet, commercial grade vinyl kitchen and bath	25,000	2008
Furnace and water heater replacements	12,000	2008
Appliance replacements	8,000	2008
Concrete walks & driveway repairs	13,200	2008
Special assessments	10,000	2008
Play equipment/lawn equipment	8,000	2008
Landscaping repairs	7,300	2008
Paint occupied units	6,000	2008
Other maintenance items	33,100	2008
Administrative expense	21,000	2008
Total	210,000	

PHA Public Housing Drug Elimination Program Plan

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an “x”) **N1** _____ **N2** _____ **R** _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

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

12 Months_____ 18 Months_____ 24 Months_____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

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

C. PHDEP Plan Goals and Activities

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

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

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

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

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

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

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

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Jean Burley

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 05/01/2005

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

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

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

Other (explain):

B. Date of next term expiration of a governing board member: 05/01/2004

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

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

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

Tom Goldsmith
2705 Third St
Eau Claire WI 54703

Willard Nelson
901 S Farwell St Apt 434
Eau Claire WI 54701

Jack & Qhua Scott
2334 Sunset Dr
Eau Claire WI 54701

Marina Volvatch
2628 Sessions Court
Eau Claire WI 54703

ATTACHMENT F

RESIDENT ADVISORY BOARD MEETING MINUTES

August 13, 2003

4:00 p.m.

City Council Chambers

Present: Carol Doyle, Executive Director, Housing Authority
Paula Bussman, Housing Authority
Jennifer Frueh, Housing Authority
Willie Nelson, Resident Advisory Board Member / Park Tower Apts.
Marina Volvatch, Resident Advisory Board Member / Public Housing

Ms. Doyle, the Housing Authority Executive Director, started the meeting at 4:00 p.m.

Mr. Nelson asked to go through the Annual Plan packet and ask questions as they went along.

Ms. Doyle went over the improvements that will be made at Park Tower Apartments. Changes include room dividers, air conditioner and new furniture in the community room.

Ms. Doyle discussed with the Resident Advisory Board members the disposition of a Housing Authority owned property at 1724 Florence Avenue. The property along with several other properties in this area has had problems with flooding and sewer backups in the past.

Ms. Doyle explained the different programs that the Housing Authority offers. The programs include down payment closing cost assistance, Section 8 Voucher Program and the Home Ownership five-year rent to own option.

Mr. Nelson asked if the City Housing Authority works with the different County Housing Authorities. Ms. Doyle stated that we have a good working relationship with Eau Claire County and the surrounding counties. The Housing Authority currently has over 50 portable Vouchers from other Counties.

Mr. Nelson stated that he feels crime is a concern and asked why we don't have funding for crime prevention. Ms. Doyle explained that there is very little federal grant funding available for crime prevention. When HUD does receive money, it goes to very large Housing Authorities such as Madison and Milwaukee.

Ms. Doyle went over some of the other improvements for Public Housing such as new black top, window replacements and roof replacements. Owen Rust Apartments will receive new carpet, furniture and handrails in the community room.

Ms. Doyle informed the Resident Advisory that the Housing Authority received a "High Performer" rating for the 11th year in a row and the Voucher Program received a 100% rating.

The Committee had no other questions.

The meeting adjourned at 4:36 p.m.

ATTACHMENT G

VOLUNTARY CONVERSION OF DEVELOPMENTS FROM PUBLIC HOUSING STOCK; REQUIRED INITIAL ASSESSMENTS

The Housing Authority of the City of Eau Claire has six increments of public housing that were acquired between the years 1979-1993. The properties became Public Housing through either the turnkey method or acquisition with rehabilitation and consist of 109 units of single-family homes or duplexes. The Eau Claire public housing is scattered sites with all located on separate lots.

The Public Housing stock in Eau Claire is of very good quality. The Housing Authority of the City of Eau Claire received the highest PHAS score in Wisconsin for public housing located in communities with populations of 25,000 or more. The Housing Authority has been a “high performing” housing authority on both the PHAS and PHMAP rating systems since the rating systems began in 1992.

The public housing in Eau Claire is essential in providing low-income persons with affordable housing. Hundreds of economically disadvantaged households have been provided quality housing that would not have been available without HUD’s assistance.

In assessing the availability of housing in Eau Claire due to the demand from the University and other factors, it is very apparent that the 109 families in Public Housing would suffer the loss of this affordable housing.

It is the determination that there would be an adverse impact if this public housing were converted to Voucher.