

2005 U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Authority of the City of Superior, Wisconsin

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Superior Housing Authority

PHA Number: WI001

PHA Fiscal Year Beginning: January 1, 2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

City Planning Office

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)

- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal One: Operate the Superior Housing Authority in a manner that results in high performer status under both PHAS and SEMAP.

Sustain an occupancy rate of at least 97% in both public housing and Section 8.

Maintain public housing and Section 8 (not including the HAP payments) reserves equal to at least six months of operating expenses.

Continue to maintain the quality of public housing property and support aggressive City housing code enforcement to provide quality housing for the Housing Choice Voucher program.

Regularly test resident satisfaction with Superior Housing Authority business processes.

Ensure that criminal activity in public housing is equal to or less than the community as a whole.

Goal Two: Increase and/or maintain, with or without partners, the supply of quality affordable housing in Superior by 50 units by December 31, 2009.

Implement a Section 8 Homeownership Program by June 30, 2005.

Develop, with or without a partner, a Tax Credit or bond development in Superior.

Goal Three: Implement all HUD required programmatic changes in an efficient and effective manner.

Goal Four: Continue partnering with others to provide self-sufficiency and quality of life opportunities to Superior Housing Authority residents and Housing Choice Voucher participants.

Create three new partnerships each year.

Seek at least one grant a year either for the Superior Housing Authority or to help a supportive service partner seeking funds that will help Superior Housing Authority residents.

Goal Five: Diversify the income base of the Superior Housing Authority in order to reduce its reliance on HUD.

Annually market the Superior Housing Authority's expertise to other organizations and entities.

Expand the knowledge of both Board and staff about HUD, other affordable housing opportunities and related entrepreneurial activities.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This Section is no longer required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Annual Plan

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 - 6. Grievance Procedures
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 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership

- 12. Community Service Programs
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- 14. Pets
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Other Information

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (Attachment A)
- FY 2005 Capital Fund Program Annual Statement (Attachment B)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (Attachment C)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment O)
- Other (List below, providing each attachment name)
 - 2002 P&E Report (Attachment D)
 - 2003 P&E Report (Attachment E)
 - 2003 Supplement P&E Report (Attachment F)
 - 2004 P&E Report (Attachment G)
 - Definition of Substantial Deviation (Attachment H)
 - RAB Membership (Attachment I)
 - Resident Membership on the Board (Attachment J)
 - Report on 5 Year Goals and Objectives (Attachment K)
 - Summary of Pet Policy (Attachment L)
 - Voluntary Conversions (Attachment M)
 - Section 8 Homeownership (Attachment N)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N.A.	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N.A.	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N.A.	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N.A.	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N.A.	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N.A.	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N.A.	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N.A.	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N.A.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
X	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

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

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	335		115
Extremely low income <=30% AMI	306	91	
Very low income (>30% but <=50% AMI)	25	7	
Low income (>50% but <80% AMI)	4	1	
Families with children	100	29	
Elderly families	9	2	
Families with Disabilities			
White	297	88	
Black	25	7	
Native American	12	3	
Asian	4	1	
Hawaiian/Pac Is			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	209	62	27
2 BR	98	29	35
3 BR	12	3	40
4 BR	16	4	13
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	244		31
Extremely low income <=30% AMI	186	76	
Very low income (>30% but <=50% AMI)	46	18	
Low income (>50% but <80% AMI)	12	4	
Families with children	134	54	
Elderly families	16	6	
Families with			

Housing Needs of Families on the Waiting List			
Disabilities			
White	205	84	
Black	22	9	
Am Ind/Nat. Alaska	13	5	
Hispanic	9	3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

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

Select all that apply

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	648,680	
b) Public Housing Capital Fund	731,956	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	664,814	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	2400	PH & Sec 8 Residents
i) HOME		
Other Federal Grants (list below)		
FSS Coordinator	42,654	Section 8 Residents
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2004 CFP	731,956	Capital Needs
FY 2003 CFP	100,000	Capital Needs
3. Public Housing Dwelling Rental Income	988,950	PH Operations
4. Other income (list below)		
Investment Income	25,000	PH Operations
Other Income	45,520	PH Operations
4. Non-federal sources (list below)		
Total resources	3,981,930	

The above numbers are subject to change.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

We do a credit check on those that do not have a 2-year rental history.

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **0**

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. **One site is over the 30% of AMI limit but it is a scattered site development.**

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Turnkey	25	Scattered Sites	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

Name and current address of tenant and the name and address of current landlord if known by the Housing Authority.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

Not Applicable. The Superior Housing Authority does not administer any special purpose Section 8 Assistance programs.

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income **between regular re-certification exams if (1) there is a change in family composition, (2) a decrease in rent has been granted during the year, (3) families paying the minimum rent, or (4) the family is receiving a utility reimbursement.**
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study

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

f. Rent re-determinations:

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

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment C
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <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: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment O
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

D. Other Information Required by HUD

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

Attachments

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

Attachment A

G. DECONCENTRATION OF POVERTY AND INCOME-MIXING

It is the policy of this PHA to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, the PHA may skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The PHA will affirmatively market our housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered to higher income developments.

As required, prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

The PHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SUPERIOR HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:WI39-P001-501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	169,536			
3	1408 Management Improvements	28,000			
4	1410 Administration	84,768			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	32,888			
10	1460 Dwelling Structures	231,114			
11	1465.1 Dwelling Equipment— Nonexpendable	175,994			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: SUPERIOR HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No:WI39-P001-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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
19	1501 Collateralization or Debt Service				
20	1502 Contingency	50,381			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$847,681			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Superior Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI 1-1 Park Place	On demand Sidewalks	1450	1	32,888				
	Ranges/Refrigerators	1465	151	89,994				
	Ventilation	1460	151	39,922				
WI 1-2 Catlin Court	Windows	1460	136	102,844				
	Canopy/Lighting	1460	136	58,000				
	Ranges/Refrigerators	1465	136	86,000				
WI 1-5 Scat Family	Ventilation	1460	25	30,348				
HA-WIDE	Maintenance Vehicle	1475		25,000				
HA-WIDE	Management Assistance	1408		12,000				
HA-WIDE	Marketing	1408		5,000				
HA-WIDE	Resident Training	1408		1,000				
HA-WIDE	Operations	1406		169,536				
HA-WIDE	Administration	1410		84,768				
HA-WIDE	A&E Fees and Costs	1430		50,000				
HA-WIDE	Computer hardware upgrade	1475		5,000				
HA-WIDE	Contingency	1502		50,381				

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

PHA Name: Superior Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
HA-WIDE	Computer software upgrade	1408		5,000				
TOTAL				847,681				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Superior Housing Authority		Grant Type and Number Capital Fund Program No: WI39-P001-501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/16/07			9/16/09			
WI 1-1							
Park Place	9/16/07			9/16/09			
WI 1-2							
Catlin Court	9/16/07			9/16/09			
WI 1-3							
Bayview	9/16/07			9/16/09			
WI 1-4							
Scattered Senior	9/16/07			9/16/09			
WI 1-5							
Scattered Family	9/16/07			9/16/09			
WI 1-6							
Billings Park Villa	9/16/07			9/16/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Superior 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: 2006 PHA FY:	Work Statement for Year 3 FFY Grant: 2007 PHA FY:	Work Statement for Year 4 FFY Grant: 2008 PHA FY:	Work Statement for Year 5 FFY Grant: 2009 PHA FY:
WI 1-1 Park Place	Annual Statement	161,010	43,000	86,000	77,500
WI 1-2 Catlin Court		92,574	102,838	202,764	32,000
WI 1-3 Bayview		64,480	188,774	77,348	252,764
WI 1-4 Scattered Elderly		23,000	2,000	30,000	35,000
WI 1-5 Scattered Family		75,174	15,000	22,500	32,348
WI 1-6 Billings Park Villa		49,522	89,148	5,000	0
Management Improvements		20,500	20,500	26,000	23,000
HA-Wide Nondwelling Structures and Equipment		27,500	52,500	50,500	61,148
Administration		84,768	84,768	84,768	84,768
Operations		169,536	169,536	169,536	169,536
Fees & Costs		50,000	50,000	50,000	50,000
Contingency		29,617	29,617	43,265	29,617
CFP Funds Listed for 5-year planning		847,681	847,681	847,681	847,681
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 2 FFY Grant: 2006 PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Park Place WI 1-1	On-demand Sidewalks	\$25,000 (1450)	HA-WIDE	Contingency (1502)	\$29,617
Park Place WI 1-1	ADA Update	\$62,764 (1460)	HA-WIDE	Computer hardware upgrade (1475)	\$2,500
Park Place WI 1-1	Hard wire smoke detectors	\$48,338 (1460)	HA-WIDE	Computer software upgrade (1408)	\$2,500
Park Place WI 1-1	Flooring	\$24,908 (1460)			
Catlin Court WI 1-2	Ventilation	\$27,574 (1460)			
Catlin Court WI 1-2	ADA Update	\$13,000 (1460)			
Catlin Court WI 1-2	Hard wire smoke detectors	\$28,000 (1460)			
Catlin Court WI 1-2	Gas Piping	\$24,000 (1460)			
Bayview WI 1-3	Bath Lights	\$20,480 (1460)			
Bayview WI 1-3	Ranges/Refrigerators	\$44,000 (1465)			
Scat. Elderly WI 1-4	ADA Update	\$23,000 (1460)			
Scat. Family WI 1-5	ADA Update	\$10,000 (1460)			
Scat. Family WI 1-5	Hard Wire smoke detectors	\$25,000 (1460)			
Scat. Family WI 1-5	Storm & Entry doors	\$25,000 (1460)			
Scat. Family WI 1-5	Ventilation	\$15,174 (1460)			
BPV WI 1-6	ADA Update	\$10,000 (1460)			
BPV WI 1-6	Storm & Entry Doors	\$18,000 (1460)			
BPV WI 1-6	Ranges/Refrigerators	\$14,000 (1465)			
BPV WI 1-6	Ventilation	\$7,522 (1460)			
HA-WIDE	Maintenance Vehicle	\$25,000 (1475)			
HA-WIDE	Re-Engineering Business	\$12,000 (1408)			
HA-WIDE	Marketing	\$5,000 (1408)			
HA-WIDE	Resident Training	\$1,000 (1408)			
HA-WIDE	Operations	\$169,536 (1406)			
HA-WIDE	Administration	\$84,768 (1410)			
HA_WIDE	A&E Fees & Costs	\$50,000 (1430)			
Total CFP Estimated Cost		\$847,681			Total \$847,681

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>3</u> FFY Grant: 2007 PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Park Place WI 1-1	On-Demand Sidewalks	\$20,000 (1450)	HA-WIDE	Contingency	\$29,617
Park Place WI 1-1	Flooring	\$0	HA-WIDE	Computer software (1408)	\$2,500
Park Place WI 1-1	Replace Water Heaters	\$23,000 (1465)	HA-WIDE	Computer hardware (1475)	\$2,500
Catlin Court WI 1-2	Flooring	\$79,838 (1460)			
Catlin Court WI 1-2	Replace Water Heaters	\$23,000 (1465)			
Bayview WI 1-3	Flooring	\$114,000 (1460)			
Bayview WI 1-3	Replace Water Heaters	\$22,200 (1465)			
Bayview WI 1-3	Ventilation	\$47,574 (1460)			
Bayview WI 1-3	Additional Site Lighting	\$5,000 (1450)			
Scat. Elderly WI 1-4	Laundry Modifications	\$2000 (1470)			
Scat. Family WI 1-5	Replace Water Heaters	\$15,000 (1465)			
BPV WI 1-6	Modify Sprinkler System	\$40,000 (1460)			
BPV WI 1-6	Replace Water Heaters	\$16,800 (1465)			
BPV WI 1-6	Ventilation	\$30,348 (1460)			
BPV WI 1-6	Laundry Modifications	\$2,000 (1470)			
HA-WIDE	Maintenance Vehicle	\$25,000 (1475)			
HA-WIDE	Re-Engineering Business	\$12,000 (1408)			
HA-WIDE	Marketing	\$5,000 (1408)			
HA-WIDE	Resident Training	\$1,000 (1408)			
HA-WIDE	Operations	\$169,536 (1406)			
HA-WIDE	Administration	\$84,768 (1410)			
HA-WIDE	A&E Fees & Costs	\$50,000 (1430)			
HA-WIDE	Bob Cat	\$25,000 (1475)			
			Total CFP Estimates Costs		\$847,681

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year: 4 FFY Grant: 2008 PHA FY:			Activities for Year: 4 FFY Grant: 2008 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Park Place WI 1-1	On-demand Sidewalks(1450)	\$20,000	Bayview WI 1-3	Exterior Doors (1460)	\$10,000
Park Place WI 1-1	Indoor Lighting (1460)	\$15,000	Bayview WI 1-3	Replace carpet (1460)	\$5,000
Park Place WI 1-1	Exterior Doors (1460)	\$5,000	Bayview WI 1-3	Interior Fixtures (1460)	\$5,000
Park Place WI 1-1	Replace Carpet (1460)	\$5,000	Bayview WI 1-3	CleanVentPiping (1460)	\$5,000
Park Place WI 1-1	Clean Vent Piping (1460)	\$5,000	Bayview WI 1-3	Kitchen Cabinets (1460)	\$30,000
Park Place WI 1-1	PRCC boiler (1470)	\$3,000	Scat. Elderly WI 1-4	Replace Roofs (1460)	\$20,000
Park Place WI 1-1	PRCC air-handler (1470)	\$3,000	Scat. Elderly WI 1-4	Storm Door (1460)	\$5,000
Park Place WI 1-1	PRCC roof (1470)	\$10,000	Scat. Elderly WI 1-4	Ventilation (1460)	\$5,000
Park Place WI 1-1	Replace 35 tub surrounds (1460)	\$5,000	Turnkey WI 1-5	Furnaces (1465)	\$10,000
Park Place WI 1-1	Kitchen Cabinets (1460)	\$15,000	Turnkey WI 1-5	Toilets (1460)	\$10,000
Catlin Court WI 1-2	Catlin Court Master Plan (1470)	\$45,764	Turnkey WI 1-5	Medicine Cabinets (1460)	\$2,500
Catlin Court WI 1-2	Land Acquisition (1450)	\$15,000	BPV WI 1-6	Boilers (1465)	\$5,000
Catlin Court WI 1-2	Exterior Porch Lighting (1460)	\$10,000	HA-WIDE	Maintenance Vehicle (1475)	\$25,000
Catlin Court WI 1-2	Shed Replacement (1460)	\$15,000	HA-WIDE	Re-Engineering Business (1408)	\$15,000
Catlin Court WI 1-2	Exterior Doors (1460)	\$25,000	HA-WIDE	Marketing (1408)	\$10,000
Catlin Court WI 1-2	Replace Carpet (1460)	\$5,000	HA-WIDE	Resident Training (1408)	\$1,000
Catlin Court WI 1-2	VLDCS Furnace (1470)	\$3,000	HA-WIDE	Operations (1406)	\$169,536
Catlin Court WI 1-2	Siding (1460)	\$60,000	HA-WIDE	Administration (1410)	\$84,768
Catlin Court WI 1-2	Clean Vent Piping (1460)	\$4,000	HA-WIDE	A&E Fees & Costs (1430)	\$50,000
Catlin Court WI 1-2	Kitchen Cabinets (1460)	\$20,000	HA-WIDE	Admin. Building Roof (1470)	\$25,000
Bayview WI 1-3	Exterior Porch Lighting (1460)	\$5,000	HA-WIDE	Key Cutting Machine (1475)	\$500
			HA-WIDE	Contingency	\$43,265
Bayview WI 1-3	Replace roof (1460)	\$17,348		Total CFP Estimated Cost	\$847,681

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year: 5 FFY Grant: 2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Park Place WI 1-1	On-demand sidewalks (1450)	20,000	HA-WIDE	Maintenance Vehicle (1475)	25,000
Park Place WI 1-1	Fresh Air Intake (14 units) (1460)	3,000	HA-WIDE	Management Assistance (1408)	12,000
Park Place WI 1-1	Rock replacement (1450)	7,000	HA-WIDE	Marketing (1408)	5,000
Park Place WI 1-1	Admin. Reception Area security (1470)	15,000	HA-WIDE	Resident Training (1408)	1,000
Park Place WI 1-1	Install Admin. Exhaust fans (1470)	5,000	HA-WIDE	Operations (1406)	169,536
Park Place WI 1-1	Landscaping	15,000			
Park Place WI 1-1	Upgrade building security Admin. (1470)	10,000	HA-WIDE	Administration (1410)	84,768
Park Place WI 1-1	Update PRCC furniture (1470)	2,500	HA-WIDE	A&E Fees & Costs (1430)	50,000
Catlin Court WI 1-2	Parking for ball field (1450)	15,000	HA-WIDE	Trailer (1475)	1,500
Catlin Court WI 1-2	Equip. storage fencing (1450)	10,000	HA-WIDE	Sewer Auger (1475)	1,500
Catlin Court WI 1-2	Rock replacement (1450)	7,000	HA-WIDE	Replace Admin. Carpet (1470)	5,000
Bayview WI 1-3	Siding (1460)	125,764	HA-WIDE	Communication Equip. (1475)	8,148
Bayview WI 1-3	Windows (1460)	110,000	HA-WIDE	Computer Upgrade (1408)	5,000
Bayview WI 1-3	Rock Replacement (1450)	7,000	HA-WIDE	Computer Hardware upgrade (1475)	15,000
Bayview WI 1-3	ADA Update (1460)	10,000	HA-WIDE	Tractor Sweepers (1475)	5,000
Scat. Elderly WI 1-4	Boiler & control work (1465)	20,000	HA-WIDE	Contingency	29,617
Scat. Elderly WI 1-4	Landscaping	15,000			
Turnkey WI 1-5	Air conditioning access (1460)	17,348			
Turnkey WI 1-5	Lighting (1460)	15,000			
				Total CFP Estimated Cost	\$847,681

Annual Statement/ Performance and Evaluation Report

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

Part I: Summary

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp. 7/3/95)

SUPERIOR HOUSING AUTHORITY

WI 39-P001-501-02

2002

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number: 5 Performance and Evaluation Report for Program Year
 Final Performance and Evaluation Report Ending: June 30, 2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	177,922	177,922	177,922	177,922
3	1408 Management Improvements	22,528	22,528	22,528	22,528
4	1410 Administration	88,960	88,960	88,960	88,716
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	95,000	95,000	95,000	95,000
8	1440 Site Acquisition				
9	1450 Site Improvement	106,862	106,862	106,862	106,862
10	1460 Dwelling Structures	273,371	273,371	273,371	218,660
11	1465.1 Dwelling Equipment	69,860	69,860	69,860	9,860
12	1470 Nondwelling Structures	15,250	15,250	15,250	15,250
13	1475 Nondwelling Equipment - Nonexpendable	39,855	39,855	39,855	39,855
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)	0	0		
19	Amount of Annual Grant (Sum of lines 2-18)	889,608	889,608	889,608	774,653
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation				

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

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

Signature of Executive Director and Date

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA WIDE	On-Demand Sidewalks	1450	-	69,560	69,560	69,560	69,560	Complete
	Maintenance Vehicle	1475		19,400	19,400	19,400	19,400	Complete
	Laser Printer	1475		0	0	0	0	Move to 5-Yr. Plan
	Computer Hardware Upgrade	1475		20,455	20,455	20,455	20,455	Complete
	TOTAL			109,415	109,415	109,415	109,415	

Signature of Executive Director & Date

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

X

X

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
2. PHA WIDE MGT. IMP.	a. RE-ENGINEER BUSINESS (IQC contract, Joe Schiff)	1408	-	2,911	2,911	2,911	2,911	Complete
	b. RES. SERVICES COORD.	1408	50%	0	0	0	0	
	c. MARKET PLAN (5-year IQC contract)	1408	-	12,179	12,179	12,179	12,179	Complete
	d. RESIDENT TRAINING	1408	-	0	0	0	0	Complete
	e. COMPUTER UPGRADE	1408	-	7,438	7,438	7,438	7,438	Complete
TOTAL				22,528	22,528	22,528	22,528	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
3. PHA WIDE ADMINISTRATION	SALARIES:	1410	-	44,480	44,480	44,480	44,358	On-going
	BENEFITS:	1410	-	44,480	44,480	44,480	44,358	On-going
	Executive Director		10%					
	Financial Manager		15%					
	Director of Technical Services		50%					
	Support Services Coordinator		50%					
	Modernization and Special Projects Coordinator		100%					
	TOTAL			88,960	88,960	\$88,960	\$88,716	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
4. PHA WIDE	A&E FEES AND COSTS	1430	-	95,000	95,000	95,000	95,000	Completed
	TOTAL			95,000	95,000	\$95,000	\$95,000	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
5. WI 1-1	Furnaces	1465	151 units	0	0			Moved to CFP 2000 & 2001
PARK	Convert TT's to Daycare	1470	1	0	0	0	0	Moved to 5-Year Plan
PLACE	Gas Piping & Support	1460	151 Units	0	0	0	0	Moved to 5-Year Plan
	Siding & Windows	1460	151 Units	218,660	218,660	218,660	218,660	Complete/Split w/ CFP 2001
	Flooring	1460	151 Units	54,711	54,711	54,711	0	Under Contract/Split w/ CFP 2003
	Kitchen Range Hoods & Bath Fans	1465	151 Units	30,000	30,000	30,000	0	Under Contract
	Paving	1450	1	37,302	37,302	37,302	37,302	Complete
6. WI 1-2	Daycare/Laundry	1470	1	0	0	0	0	Moved to 5-Year Plan
Catlin	Repave all Areas	1450	151 units	0	0	0	0	Moved to CFP 2003
Court								
7. WI 1-3	Soundproofing	1460	64	0	0	0	0	Moved to 5-year Plan
Bayview	Ranges	1465	64	1,410	1,410	1,410	1,410	Complete
	Refrigerators	1465	64	8,450	8,450	8,450	8,450	Complete
	Doorbells	1460	64	0	0	0	0	Moved to 5-year Plan
	Furnaces	1465	64	30,000	30,000	30,000	0	Under Contract
8. WI 1-4	Laundry Modification	1470	1	15,250	15,250	15,250	15,250	Complete
Scattered Elderely								
9. WI 1-5	Toilet/Exhaust Fans	1460	25 units	0	0	0	0	Moved to 5-Year Plan
Family								
TOTAL				395,783	395,783	395,783	281,072	

Signature of Executive Director & Date

X

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

X

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		177,922	177,922	177,922	177,922	Completed
PHA Wide	Contingency	1502		0	0	0	0	Complete
TOTAL				177,922	177,922	177,922	177,922	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Activities							
WI. 1-1 Park Place	5/31/2004		5/31/2004	5/31/2006			
WI. 1-2 Catlin Courts	5/31/2004		5/31/2004	5/31/2006			
WI. 1-3 Bay View	5/31/2004		5/31/2004	5/31/2006			
WI. 1-4 Scattered Elderly	5/31/2004		5/31/2004	5/31/2006			
WI. 1-5 Scattered Family	5/31/2004		5/31/2004	5/31/2006			
WI. 1-6 Billings Park Villa	5/31/2004		5/31/2004	5/31/2006			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date			
X				X			

Sheet9

Dev Acct.										Totals
	revision 1	2002								
1406	177,922									177,922
1408	12,000	14,000	5,000	1,000						32,000
1410	44,480	44,480								88,960
1430	40,000									40,000
1450	43,831	92,395								136,226
1460	39,000	32,000	16,000	20,000						107,000
1465	0	5,000	5,000							10,000
1470	7,500	178,831	10,000							196,331
1475	25,000	5,000								30,000
	71,169									71,169
										889,608
Dev Acct.										
	Revised 2	2002								
1406	177,922									177,922
1408	12,000	10,000	1,000	9,000						32,000
1410	44,480	44,480								88,960
1430	60,000									60,000
1450	43,831	92,395								136,226
1460	4,401	193,932	32,000	16,000						246,333
1465	5,000	5,000								10,000
1470	7,500	15,250								22,750
1475	25,000	5,000	21,000							51,000
1502	64,417									64,417
									TOTAL	889,608

Dev Acct.										
	Revision 3	2002								
1406	113,710									113,710
1408	2,911	12,179	7,438							22,528
1410	44,480	44,480								88,960
1430	95,000									95,000
1450	69,560	39,303								108,863
1460	395,582									395,582
1465	1,410	8,450								9,860
1470	15,250									15,250
1475	19,400	20,455								39,855
1502										0
									TOTAL	889,608
Dev Acct.										
	Revision 3	2002	OBLIGATED AMOUNT							
1406	98,710									98,710
1408	2,911	12,179	7,438							22,528
1410	44,480	44,480								88,960
1430	95,000									95,000
1450	69,560	39,303								108,863
1460	395,582									395,582
1465	1,410	8,450								9,860
1470	15,250									15,250
1475	19,400	20,455								39,855
1502										0
									TOTAL	874,608
Dev Acct.										
	Revision 3	2002	EXPENDED AMOUNT							

1406	87,552									87,552
1408	2,911	12,179	7,438							22,528
1410	15,584	15,584								31,168
1430	55,918									55,918
1450	4,217									4,217
1460	28,963									28,963
1465	4,875									4,875
1470	15,250									15,250
1475	19,400	20,454								39,854
1502										0
									TOTAL	290,325
Dev Acct.										
	Revision 4	2002	OBLIGATED AMOUNT							
1406	177,922									177,922
1408	2,911	12,179	7,438							22,528
1410	44,480	44,480								88,960
1430	95,000									95,000
1450	69,560	39,303								108,863
1460	206,597									206,597
1465	1,410	8,450								9,860
1470	15,250									15,250
1475	19,400	20,455								39,855
1502										0
									TOTAL	764,835
Dev Acct.										
	Revision 4	2002	EXPENDED AMOUNT							
1406	109,387									109,387
1408	2,911	12,179	7,438							22,528
1410	20,165	20,165								40,330
1430	63,592									63,592

1450	69,560	37,303								106,863
1460	148,873									148,873
1465	1,410	8,450								9,860
1470	15,250									15,250
1475	19,400	0	20,454							39,854
1502										0
									TOTAL	556,537
Dev Acct.										
	Revision 4	2002	GRANT AMOUNT							
1406	177,922									177,922
1408	2,911	12,179	7,438							22,528
1410	44,480	44,480								88,960
1430	95,000									95,000
1450	69,560	37,302								106,862
1460	213,061	60,310								273,371
1465	30,000	1,410	8,450	30,000						69,860
1470	15,250									15,250
1475	19,400	20,455								39,855
1502										0
									TOTAL	889,608

Annual Statement/ Performance and Evaluation Report

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

Part I: Summary

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp. 7/3/95)

SUPERIOR HOUSING AUTHORITY

WI 39-P001-501-03

2003

3

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	100,000	38,827		
3	1408 Management Improvements	23,000	23,000		
4	1410 Administration	73,196	73,196	73,196	10,879
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	25,475	11,886
8	1440 Site Acquisition				
9	1450 Site Improvement	39,895	21,238	10,987	4,096
10	1460 Dwelling Structures	225,000	354,877	353,594	30,271
11	1465.1 Dwelling Equipment	157,309	157,309	157,309	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment - Nonexpendable	25,000	25,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)	58,556	8,509		
19	Amount of Annual Grant (Sum of lines 2-18)	731,956	731,956	620,561	57,132
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation				

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

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

Signature of Executive Director and Date

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA WIDE	On-Demand Sidewalks	1450	-	29,193	5,000	0	0	
	Maintenance Vehicle	1475		25,000	25,000	0	0	
	TOTAL			54,193	30,000	0	0	

Signature of Executive Director & Date

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

X

X

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
2. PHA WIDE MGT. IMP.	a. MANAGEMENT ASSISTANCE	1408	-	13,000	13,000	0	0	
	b. RES. SERVICES COORD.	1408	50%	0	0	0	0	
	c. MARKET PLAN (5-year IQC contract)	1408	-	5,000	5,000	0	0	
	d. RESIDENT TRAINING	1408	-	0	0	0	0	
	e. COMPUTER UPGRADE	1408	-	5,000	5,000	0	0	
	TOTAL			23,000	23,000	0	0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
3. PHA WIDE ADMINISTRATION	SALARIES:	1410	-	36,598	39,526	39,526	5,439	On-going
	BENEFITS:	1410	-	36,598	33,670	33,670	5,440	On-going
	Executive Director		10%					
	Financial Manager		15%					
	Director of Technical Services		50%					
	Support Services Coordinator		50%					
	Modernization and Special Projects Coordinator		100%					
	TOTAL			73,196	73,196	\$73,196	\$10,879	
Signature of Executive Director & Date X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date X				

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
4. PHA WIDE	A&E FEES AND COSTS	1430	-	30,000	30,000	25,475	11,886	Under Contract
	TOTAL			30,000	30,000	\$25,475	\$11,886	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
5. WI 1-1	Siding & Windows	1460	151	25,000	57,000	55,717	30,271	Under Contract
PARK	Flooring	1460	151	200,000	297,877	297,877	0	Under Contract
PLACE	Kitchen Range Hoods & Bath Fans	1465	151	95,865	18,568	18,568	0	Under Contract
6. WI 1-2	Repave All Areas	1450	1	7,605	5,251	0	0	Moved from CFP 2002
Catlin	Vanities & Lavs	1460	136	0	0	0	0	Move to 5-Year Plan
Court	Landscaping	1450	1	0	0	0	0	Move to 5-Year Plan
7. WI 1-3	Bath & Strain Overflow	1460	64	0	0	0	0	Moved to 5-Year Plan
Bayview	Dumpsters & Screens	1450	1	0	0	0	0	Moved to 5-Year Plan
	Furnaces	1465	64	61,444	138,741	138,741	0	Under Contract
	Playground Equipment	1450	1	0	6,891	6,891	0	Under Cont/moved from 5-yr Plan
8. WI 1-5	Replace Light Fixtures	1460	25	0	0	0	0	Moved to 5-Year Plan
Scat. Family	Wall Switched BR light	1460	25	0	0	0	0	Moved to 5-Year Plan
	Entry Doors	1460	25	0	0	0	0	Moved to 5-Year Plan
	Interior Swing Doors	1460	25	0	0	0	0	Moved to 5-Year Plan
	Fire Door Entry Garage	1460	25	0	0	0	0	Moved to 5-Year Plan
9. WI 1-6	Site Drainage/Paving	1450	1	3,097	4,096	4,096	4,096	Complete
Billings Park Villa	Kitchen Lights	1460	28 units	0	0	0	0	Move to 5-Year Plan
TOTAL				393,011	528,424	521,890	34,367	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		100,000	38,827	0	0	
PHA Wide	Contingency	1502		58,556	8,509	0	0	
TOTAL				158,556	47,336	0	0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part III: Implementation Schedule**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI. 1-1 Park Place	9/16/2005			9/16/2007			
WI. 1-2 Catlin Courts	9/16/2005			9/16/2007			
WI. 1-3 Bay View	9/16/2005			9/16/2007			
WI. 1-4 Scattered Elderly	9/16/2005			9/16/2007			
WI. 1-5 Scattered Family	9/16/2005			9/16/2007			
WI. 1-6 Billings Park Villa	9/16/2005			9/16/2007			
Signature of Executive Director & Date X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date X			

Sheet9

Dev Acct.									
	Revised	2003	Rev. #2						
1406	100,000								100,000
1408	13,000	5,000	5,000						23,000
1410	36,598	36,598							73,196
1430	30,000								30,000
1450	29,193	7,605	3,097						39,895
1460	25,000	200,000							225,000
1465	95,865	61,444							157,309
1470									0
1475	25,000								25,000
1502	58,556								58,556
									731,956
Dev Acct.									
	Revised	2003	Rev. #3						
1406	15,000								15,000
1408	13,000	5,000	5,000						23,000
1410	36,598	36,598							73,196
1430	30,000								30,000
1450	5,000	6,891	4,096	5,251					21,238
1460	57,000	321,704							378,704
1465	18,568	138,741							157,309
1470									0
1475	25,000								25,000
1502	8,509								8,509
									731,956

Annual Statement/ Performance and Evaluation Report

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

Part I: Summary

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp. 7/3/95)

SUPERIOR HOUSING AUTHORITY

WI 39-P001-502-03

2003

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number: 1_ X_ Performance and Evaluation Report for Program Year
 Final Performance and Evaluation Report Ending: June 30, 2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	29,175	0	0	0
3	1408 Management Improvements	10,000	0	0	0
4	1410 Administration	14,587	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	0	0	0
10	1460 Dwelling Structures	12,706	73,585	73,585	0
11	1465.1 Dwelling Equipment	22,738	72,291	72,291	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment - Nonexpendable	5,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)	11,670	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	145,876	145,876	145,876	0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation				

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

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

Signature of Executive Director and Date

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA WIDE	On-Demand Sidewalks	1450	-	20,000	0	0	0	
	Maintenance Vehicle	1475						
	Printer	1475	-	5,000	0	0	0	
	TOTAL			25,000	0	0	0	

Signature of Executive Director & Date

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

X

X

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
2. PHA WIDE MGT. IMP.	a. MANAGEMENT ASSISTANCE	1408	-	5,000	0	0	0	
	b. RES. SERVICES COORD.	1408	50%					
	c. MARKET PLAN (5-year IQC contract)	1408	-					
	d. RESIDENT TRAINING	1408	-					
	e. COMPUTER UPGRADE	1408	-	5,000	0	0	0	
	TOTAL			10,000	0	0	0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
3. PHA WIDE ADMINISTRATION	SALARIES:	1410	-	7,294	0	0	0	
	BENEFITS:	1410	-	7,293	0	0	0	
	Executive Director		10%					
	Financial Manager		15%					
	Director of Technical Services		50%					
	Support Services Coordinator		50%					
	Modernization and Special Projects Coordinator		100%					
	TOTAL			14,587	0	\$0	\$0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
4. PHA WIDE	A&E FEES AND COSTS	1430	-	20,000	0	0	0	
	TOTAL			20,000	0	\$0	\$0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
5. WI 1-1	Siding & Windows	1460	151					
PARK	Flooring	1460	151	12,706	73,585	73,585	0	Under Contract
PLACE	Kitchen Range Hoods & Bath Fans	1465	151	10,032	10,032	10,032	0	Under Contract
6. WI 1-2	Repave All Areas	1450	1					
Catlin	Vanities & Lavs	1460	136					
Court	Landscaping	1450	1					
7. WI 1-3	Bath & Strain Overflow	1460	64					
Bayview	Dumpsters & Screens	1450	1					
	Furnaces	1465	64	12,706	62,259	62,259	0	Under Contract
8. WI 1-5	Replace Light Fixtures	1460	25					
Scat. Family	Wall Swtiched BR light	1460	25					
	Entry Doors	1460	25					
	Interior Swing Doors	1460	25					
	Fire Door Entry Garage	1460	25					
9. WI 1-6	Site Drainage/Paving	1450	1					
Billings Park Villa	Kitchen Lights	1460	28 units					
TOTAL				35,444	145,876	145,876	0	

Signature of Executive Director & Date

X

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

X

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part II: Supporting Pages**

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157
 exp. (7/31/96)
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		29,175	0	0	0	
PHA Wide	Contingency	1502		11,670	0	0	0	
TOTAL				40,845	0	0	0	

Signature of Executive Director & Date
 X

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

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program CGP **Part III: Implementation Schedule**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0157
 exp. (7/31/96)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI. 1-1 Park Place	2/13/2006			2/13/2008			
WI. 1-2 Catlin Courts	2/13/2006			2/13/2008			
WI. 1-3 Bay View	2/13/2006			2/13/2008			
WI. 1-4 Scattered Elderly	2/13/2006			2/13/2008			
WI. 1-5 Scattered Family	2/13/2006			2/13/2008			
WI. 1-6 Billings Park Villa	2/13/2006			2/13/2008			
Signature of Executive Director & Date X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date X			

Attachment G

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SUPERIOR HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:WI39-P001-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	177,922	169,536	0	0
3	1408 Management Improvements	18,000	23,000	0	0
4	1410 Administration	88,960	84,768	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	63,193	101,542	0	0
10	1460 Dwelling Structures	131,533	130,533	0	0
11	1465.1 Dwelling Equipment— Nonexpendable	335,000	213,302	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	25,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: SUPERIOR HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No:WI39-P001-501-04 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: 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	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	50,000	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$889,608	\$847,681	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Superior Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-04 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	
WI 1-1 Park Place	On demand Sidewalks	1450	1	29,193	20,193	0	0	
	Repave all areas	1450		18,000	0	0	0	Complete
	Flooring	1460	151	0	10,000	0	0	Split with CFP 2003
	Playground Equipment	1450	1	6,000	0	0	0	Complete
WI 1-2 Catlin Court	Furnaces	1465	136	225,000	213,302	0	0	Split with CFP 2003
	Clean Ducts	1460	136	22,000	22,000	0	0	
	Landscaping	1450	1	4,000	4,000	0	0	
	Repave all areas	1450		0	77,349	0	0	Split with CFP 2003
	Windows	1460	136 units	73,461	72,461	0	0	
WI 1-3 Bayview	Furnaces	1465	64	110,000	0	0	0	Complete
	Clean Ducts	1460	64	10,000	0	0	0	Complete
	Sanitary Vent Piping	1460	64	13,000	13,000	0	0	
	Gas Piping	1460	64	13,072	13,072	0	0	
	Playground Equipment	1450	1	6,000	0	0	0	Complete
HA-WIDE	Maintenance Vehicle	1475		25,000	25,000	0	0	

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

PHA Name: Superior Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P001-501-04 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	
HA-WIDE	Management Assistance	1408		12,000	12,000	0	0	
HA-WIDE	Marketing	1408		5,000	5,000	0	0	
HA-WIDE	Resident Training	1408		1,000	1,000	0	0	
HA-WIDE	Computer Upgrade	1408		0	5,000	0	0	Split with CFP 2003
HA-WIDE								
HA-WIDE	Operations	1406		177,922	169,536	0	0	
HA-WIDE	Administration	1410		88,960	84,768	0	0	
HA-WIDE	A&E Fees and Costs	1430		50,000	50,000	0	0	
	Contingency	1502		0	50,000	0	0	
TOTAL					847,681			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Superior Housing Authority		Grant Type and Number Capital Fund Program No: WI39-P001-501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-1							
Park Place	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-2							
Catlin Court	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-3							
Bayview	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-4							
Scattered Senior	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-5							
Scattered Family	12/31/05	9/7/06		12/31/05	9/7/08		
WI 1-6							
Billings Park Villa	12/31/05	9/7/06		12/31/05	9/07/08		

Attachment H Definition

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

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

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

Pao Vang
Ellen Pietrowski
JoAn Peterson
Geri Enger
Marsha Adams
Marie Marro
Barb O'Brien
Brenda Lampi
Lynette Broadwell
Barb Minor
Lynn Lauer
Shirley Wallin

Required Attachment _J_: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

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

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

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

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

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

Attachment K
Statement of Progress in Meeting the 5-Year Plan
Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: MANAGE THE SUPERIOR HOUSING AUTHORITY IN A MANNER THAT RESULTS IN FULL COMPLIANCE WITH APPLICABLE STATUTES.	
--	--

Objective	Progress
Sustain the overall Superior Housing Authority public housing occupancy rate at 97%.	Achieved.
Improve the image of the Superior Housing Authority, so it is recognized as a vital participant in our community.	Achieved, but continuing.

Goal Two: EXPAND THE SUPPLY OF ASSISTED HOUSING.	
---	--

Objective	Progress
The Superior Housing Authority will apply for additional Section 8 program vouchers in response to HUD Notifications of Fund Availability (NOFA). This is an on-going objective.	Recently, none have been made available by HUD.

Goal Three: IMPROVE THE QUALITY OF SUPERIOR HOUSING AUTHORITY PROPERTIES.	
--	--

Objective	Progress
The Superior Housing Authority will continue to modernize our public housing units and properties. This is an on-going objective.	Achieved.
The Superior Housing Authority shall develop and adopt a Maintenance Policy by December 31, 2004.	In progress. Should complete by December 31, 2004.

Goal Four: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING IN THE ADMINISTRATION OF SUPERIOR HOUSING AUTHORITY PROGRAMS.	
---	--

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

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

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

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

Objective	Progress
Develop and implement 3 new partnerships with service providers for Superior Housing Authority residents each year.	Achieved.

Attachment L Pet Policy

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

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

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

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

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

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

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

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

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

Voluntary Conversion – Attachment M

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 4
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA’s covered developments? 4
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

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

Section 8 Homeownership Capacity Statement – Attachment N

The Superior Housing Authority's Section 8 Homeownership Program has the required capacity because a purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.

In addition, the family must qualify for the mortgage loan under a lender's normal lending criteria taking into account the fact that this is by definition a low-income family.

Attachment O
Resident Advisory Agency Plan
September 14, 2004
10:00 a.m.

Members Present:

- Ellen Pietrowski, Resident
- Marsha Adams, Resident
- Shirley Wallin, Resident
- Barbara O'Brien, Resident
- Len Campbell, SHA
- Brad Laible, SHA
- Laura Hursh, SHA
- Rhonda Berg, SHA

Note: Each resident received booklets containing the agency plan submission for 2005-2009, the 2002 Comprehensive Grant Program Performance and Evaluation (P&E) Report, 2003 Capital Fund Program (CFP) P&E Report, 2003-1 CFP set aside, 2004 CFP P&E Report and 2005 CFP P&E Report and Five-Year Plan (through 2009)

Members not present, that were sent booklets:

- Brenda Lampi, Resident
- Barb Miner, Resident
- Lynette Broadwell, Resident
- Pao Vang, Resident
- Geri Enger, Resident

The following notes were recorded:

Brad Laible welcomed all residents, thanked them for attending and noted that there will be a Public Hearing on Monday, October 4, 2004 at 12:00 p.m. to review the Agency Plan.

Len explained that the Agency Plan encompasses all aspects of the Housing Authority. The Capital Fund Program is a portion of the Plan and primarily focuses on physical and management improvements. He noted that the 2002 and 2003-1 set-aside grants, which were provided to the members, are accounted for and fully obligated and the 2003 will be obligated by September 2005; however, we have just received notice of funding award for the 2004 CFP. This will enable the SHA to look at future work items.

Approximately 50% of work items identified in the P&E Reports are life-cycle items, such as, appliances, roofs, siding etc. Also, 10% of the grant is put into salaries for running the Capital Fund Program.

Len explained that comments and suggestions from staff and residents are taken into account during the planning process of the P&E Reports. The Board of Commissioners may also have an impact on what work items are put into the Plan.

Physical work items listed in the P&E reports and 5-Year Plan will not necessarily be completed under that grant year. Items, once approved, may be pulled forward or pushed back depending on need.

Park Place, being the oldest of the three Superior Housing Authority developments, may require physical improvements prior to Catlin Court or Bayview, due to the age of the housing stock.

Overall Comments and Suggestion from Residents:

Cold-Air Returns- Marsha Adams would like to know what the reasoning was for installing new ducting in her unit. Len explained that 8 units in Bayview required relocation of cold air returns when the new furnaces were installed. The reason for this is when the units were originally built, the cold-air returns were placed in the closets circulating the air under the door. With changing times and more items required to be stored, the location of the return was not allowing enough ventilation. Therefore, these units had the returns moved into a more efficient location.

Doors Barb O'Brien commented on the weathered condition of the storm doors in Catlin Court. Len explained that this work item has been approved in the 5-Year Plan and may be considered in an upcoming project.

Clothes Lines- Shirley Wallin would appreciate a clothes line being placed in the Howe Manor development. Len will research this and make a recommendation.

Floor Tile- Marsha would like to see darker tile placed in the units.

Brad will contact those residents unable to attend today's meeting for any questions and also send them a copy of the meeting minutes.

Meeting adjourned at 10:35 a.m.

Respectfully Submitted,

Rhonda Berg
Support Services Coordinator