

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 06/30/2006)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2009

PHA Name: Beloit Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Beloit Housing Authority

PHA Number: WI069

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Barbara Stark Phone: 608-364-8747
TDD: Email (if available): StarkB@ci.beloit.wi.us

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Amp 1 Parker Bluff	1/1/07	Disabled 23B,18W	Disabled 11B, 13W	-58% -28%
Amp 2 – West Side	1/1/07	33B, 21W	65B, 49W, 1H	+97% +134%
Amp 3 – East Side	1/1/07	33B, 21W	65B, 49W, 1H	+97% +134%

2. What is the number of site based waiting list developments to which families may apply at one time? 2
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 3
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

Amp 2 & 3 – family sites – PHA is working with a consultant, Tom Landgraf from Dimensions Development LLC regarding the use of Section 42 Tax Credit and other sources to sell/replace/rehab some of the existing 30+ year old family units. Virchow Krause is also conducting a City wide market study to assist with this plan. We have discussed the possibility of demolition, selling 9 of the old 64-4 2-story 4-bedroom units, and replacing with mixed-income new site; extensive rehab, or even purchase/rehab of smaller units. These discussions continue and we will be preparing an extensive Future Plan for our PH units to present to our CDA Board, City Council, and HUD for approval.

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

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

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

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
McLenegan Site, Cunningham Site, Poole Court, Scattered Sites

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 20

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:

- * Must already be on the Section 8 rental program
- * Must be working at least 30 hours per week for at least 1 year (unless elderly or disabled)
- * Must have annual income of at least \$13,100 (unless elderly or Disabled)
- * Must be a first-time homebuyer
- * Must attend Home Buyer Education Class at NHS of Beloit
- * Must pay at least 3% of purchase price towards purchase of the Home, 1% being from family's own funds

c. What actions will the PHA undertake to implement the program this year (list)?
Program was implemented in 2006. PHA will continue with program

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
City of Beloit
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 on its waiting lists 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)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

City Council Resolution of Approval and Certification of Consistency with City Consolidated Plan.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
YES	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
YES	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
YES	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
YES	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
YES	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
YES	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
YES	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
YES	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
YES	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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	39,272.		39,272.	20,859.27
3	1408 Management Improvements	40,864.		40,864.	40,864.
4	1410 Administration	19,848.		19,848.	16,794.44
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.		15,000.	288.36
8	1440 Site Acquisition				
9	1450 Site Improvement	21,000.	7,103.99	7,103.99	7,103.99
10	1460 Dwelling Structures	66,363..	80,259.01	80,259.01	69,897.03
11	1465.1 Dwelling Equipment— Nonexpendable	2,000.	2,000.	2,000.	2 000.
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	204,347.	204,347.	204,347.	157,807.09
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	40,864.		40,864.	40,864.
25	Amount of Line 21 Related to Security – Hard Costs				
26*	Amount of line 21 Related to Energy Conservation Measures	39,984.39	55,590.01	55,590.01	55,590.01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
06-01A 64-1	OPERATIONS	1406		12,424.	12,424.	12,424.	5,857.98	
06-01B 64-2	OPERATIONS	1406		14,848.	14,848.	14,848.	10,246.17	
06-01C 64-3	OPERATIONS	1406		12,000.	12,000.	12,000.	4,755.12	
	TOTAL:			39,272.		39,272.	20,859.27	
06-02A 64-1	SECURITY OFFICER	1408		10,000..	10,000.	10,000.	10,000.	
06-02B 64-2	SECURITY OFFICER	1408		15,932..	15,932	15,932.	15,932.	
06-02C 64-3	SECURITY OFFICER	1408		14,932.	14,932.	14,932.	14,932.	
	TOTAL:			40,864.	40,864.	40,864.	40,864.	C
06-03A 64-1	MANAGEMENT FEE	1408		6,212.	6,212.	6,212.	5,144.60	
06-03B 64-2	MANAGEMENT FEE	1408		8,485.	8,485.	8,485.	7,716.92	
06-03C 64-3	MANAGEMENT FEE	1408		5,151.	5,151.	5,151.	3,932.92	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
	TOTAL:			19,848.	19,848.	19,848.	16,794.44	
06-04A 64-2	LANDSCAPE REPAIR	1450		12,000.	7,103.99	7,103.99	7,103.99	
06-04B 64-3	LANDSCAPE REPAIR	1450		9,000.	-0-	-0-	-0-	
	TOTAL:			21,000.	7,103.99	7,103.99	7,103.99	C
*06-05A 64-1	WEATHERIZATION	1460		24,000.	24,000.	24,000.	24,000.	
*06-05B 64-2	WEATHERIZATION	1460		8,000.	9,365.62	9,365.62	9,365.62	
*06-05C 64-3	WEATHERIZAION	1460		2,809.	2,809.	2,809.	2,809.	
	TOTAL:			34,809.	36,174.62	36,174.62	36,174.62	C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
06-06 64-1	BOILER MAINTENANCE	1460		2,175.39	2,175.39	2,175.39	2,175.39	C
06-07A 64-2	ELECTRICAL UPGRADE	1460		8,554.	5,844.39	5,844.39	2,166.	
06-07B 64-3	ELECTRICAL UPGRADE	1460		2,000.	2,000.	2,000.	1,292.	
	TOTAL:			10,554.	7,844.39	7,844.39	3,458.	
06-08A 64-2	CONCRETE WORK	1460		3,000.	3,000.	3,000.	3,000.	
06-08B 64-3	CONCRETE WORK	1460		3,000.	3,000.	3,000.	1,142.76	
	TOTAL:			6,000.	6,000.	6,000.		
06-09 64-2	INTERIOR REHAB	1460		7,824.61	7,824.61	7,824.61	3,706.26	
06-10 64-3	ROOF REPLACEMENT	1460		5,000.	5,000.	5,000.	5,000.	C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
*06-11A 64-1	APPLIANCES	1465		500.	500.	500.	500.	
*06-11B 64-2	APPLIANCES	1465		1,000.	1,000.	1,000.	1,000.	
*06-11C 64-3	APPLIANCES	1465		500.	500.	500.	500.	
	TOTALS;			2,000.	2,000.	2,000.	2,000.	C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
06-12 64-2	NEIGHBORHOOD NETWORK CENTER							
		1470		-0-	-0-	-0-	-0-	
06-13 64-2	CONSULTANT	1430		15,000.	15,000.	15,000.	288.36	
*06-14 64-1	PATIO DOORS	1460		-0-	15,240.	15,240.	15,240.	C
	TOTAL GRANT:			204,347.	204,347.	204,347.	157,807.09	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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				
3	1408 Management Improvements	40,000.		40,000.	40,000.
4	1410 Administration	11,170.		11,170.	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		30,000.	19,537.46	19,557.46
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.		300.	300.
10	1460 Dwelling Structures	75,000.		25,597.75	25,597.75
11	1465.1 Dwelling Equipment— Nonexpendable	3,000.		3,000.	1,132.
12	1470 Nondwelling Structures	5,000.		5,000.	4,002.65
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.		-0-	-0-

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service	60,000.	30,000.	6,500.	6,500.	
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	209,170.		111,105.21	97,069.86	
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	40,000.		40,000.	40,000.	
25	Amount of Line 21 Related to Security – Hard Costs					
26*	Amount of line 21 Related to Energy Conservation Measures	68,000.		28,597.75	26,729.75	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
07-01A 64-1	SECURITY OFFICER	1408		12,800.		12,800.	12,800.	
07-01B 64-2	SECURITY OFFICER	1408		17,200.		17,200.	17,200.	
07-01C 64-3	SECURITY OFFICER	1408		10,000.		10,000.	10,000.	
	TOTAL:			40,000.		40,000.	40,000.	c
07-02 64-2*	WEATHERIZATION	1460		45,000.		5,597.75	5,597.75	
07-03 64-2	LANDSCAPING	1450		10,000.		300.	300.	
07-04 64-1*	SLIDING DOOR REPLACEMENT	1460		20,000.		20,000.	20,000.	c
07-05 64-2	ROOF REPAIR (1959 MERRILL)	1460		10,000.		-0-	-0-	
07-06 64-2	SHED REPLACEMENT	1470		5,000.		5,000.	4,002.65	
07-07 64-2*	APPLIANCES	1465		3,000.		3,000.	1,132.	
07-08 64-3	RELOCATION	1495		5,000.		-0-	-0-	
07-09A 64-2	CFPP PROGRAM	1501		30,000.	15,000.	3,900.	3,900.	
07-09B 64-3	CFPP PROGRAM	1501		30,000.	15,000.	2,600.	2,600.	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
07-10A 64-1	MANAGEMENT FEE	1410		1,170.		1,170.	-0-	
07-10B 64-2	MANAGEMENT FEE	1410		5,000.		5,000.	-0-	
07-10C 64-3	MANAGEMENT FEE	1410		5,000.		5,000.	-0-	
07-11A 64-2	FEES & COSTS	1430		.	15,000.	9,768.73	9,768.73	
07-11B 64-3	FEES & COSTS	1430			15,000.	9,768.73	9,768.73	
	TOTAL GRANT:			209,170.	209,170.	111,105.21	97,069.86	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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				
3	1408 Management Improvements	40,000.		40,000.	25,660.
4	1410 Administration	15,000..		15,000.	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	66,788.		-0-	-0-
11	1465.1 Dwelling Equipment— Nonexpendable	3,000.		3,000.	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.		-0-	-0-

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	75,000.		-0-	-0-
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	204,788.		58,000.	25,660.
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	40,000.			
25	Amount of Line 21 Related to Security – Hard Costs			40,000.	25,660.
26*	Amount of line 21 Related to Energy Conservation Measures	34,170.		3,000.	-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: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	
08-01A 64-1	SECURITY OFFICER	1408		12,800.		12,800.	8,064.78	
08-01B 64-2	SECURITY OFFICER	1408		17,200.		17,200.	11,356.03	
08-01C 64-3	SECURITY OFFICER	1408		10,000.		10,000.	6,239.19	
	Total:					40,000.	25,660.	
08-02 64-2*	WEATHERIZATION	1460		35,618.		-0-	-0-	
08-03 64-2	APPLIANCES	1465		3,000.		3,000.	-0-	
08-04 64-2	STORM DOOR REPLACEMENT	1460		31,170.		-0-	-0-	
08-05 64-3	RELOCATION	1495		5,000.		-0-	-0-	
08-06A 64-2	CFPP PROGRAM	1501		37,500.		-0-	-0-	
08-06B 64-3	CFPP PROGRAM	1501		37,500.		-0-	-0-	
08-07A 64-1	MANAGEMENT FEE	1410		4,800.		4,800.	-0-	
08-07B 64-2	MANAGEMENT FEE	1410		6,450.		6,450.	-0-	
08-07C 64-3	MANAGEMENT FEE	1410		3,750.		3,750.	-0-	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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				
3	1408 Management Improvements	40,000.			
4	1410 Administration	15,000.			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	.			
11	1465.1 Dwelling Equipment— Nonexpendable	3,000.			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	141,788.			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	204,788.			
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	40,000.			
25	Amount of Line 21 Related to Security – Hard Costs				
26*	Amount of line 21 Related to Energy Conservation Measures	141,788.			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
09-01A 64-1	SECURITY OFFICER	1408		12,800.				
09-01B 64-2	SECURITY OFFICER	1408		17,200.				
09-01C 64-3	SECURITY OFFICER	1408		10,000.				
	Total:			40,000.				
09-02A 64-2	APPLIANCES	1465		1,500.				
09-02B 64-3	APPLIANCES	1465		1,500.				
	Total			3,000.				
09-03 64-3	RELOCATION	1495		5,000.				
09-04A 64-2	CFPP PROGRAM	1501		70,894.				
09-04B 64-3	CFPP PROGRAM	1501		70,894.				
09-05A 64-1	MANAGEMENT FEE	1410		4,800.				
09-05B 64-2	MANAGEMENT FEE	1410		6,450.				
09-05C 64-3	MANAGEMENT FEE	1410		3,750.				
	Total:			15,000.				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-P064-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
	TOTAL GRANT:			204,788.				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-S064-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	12,961.			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	246,260.			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BELOIT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: X WI39-S064-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	259,221.			
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	259,221.			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BELOIT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: X WI39-S064-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
TOTAL GRANT:				259,221.				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Beloit CDA				<input type="checkbox"/> Original 5-Year Plan	
				<input checked="" type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 12/31/09	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 12/31/10	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 12/31/11	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 12/31/12
64-1, 64-2, 64-3	Annual Statement	Roof replacement for a few units, appliance replacement, ongoing weatherization, landscaping, storm door replacement, CFFP program to upgrade all PH property, Security Officer	Ongoing weatherization, appliance replacement, roof replacement, kitchen and bathroom upgrades, CFFP program, Security Officer	Continued bathroom/kitchen upgrades, ongoing weatherization, appliance replacement, CFFP Program, Security Officer	Continued bathroom/kitchen upgrade, appliance replacement, ongoing weatherization, CFFP Program, Security Officer
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: <u>2008</u> PHA FY: <u>2008</u>			Activities for Year: <u>3</u> FFY Grant: <u>2009</u> PHA FY: <u>2009</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>64-1,2,3</i>	<i>1460</i> Repair/replace wood exterior services and replace patio storm/screen doors, roof on Merrill unit, storm door replacement, CFFP program to upgrade PH property, Security Officer	66,788.			
Annual	64-1,2,3	1465 Replace stoves & refrigerators	3,000.	63-1,2,3	1465 Replace stoves & refrigerators	\$3,000.
Statement	<i>64-1,2,3</i>	1408 Security Officer	40,000	<i>64-1,2,3</i>	1408 Security Officer	\$40,000.
	64-1,2,3	1410 Staff salary	15,000.	64-1,2,3	1410 Staff salary	\$15,000.
	64-1,2,3	1495 Relocation	5,000.	64-1,2,3	1495 Relocation	\$5,000.
	64-1,2,3	1501 CFFP program	\$75,000.	64-1,2,3	1501 CFFP program	\$141,788.

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: <u>2010</u> PHA FY: <u>2010</u>			Activities for Year: <u>5</u> FFY Grant: <u>2011</u> PHA FY: <u>2011</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>64-1,2,3</i>	<i>1460</i> Continued bathroom/kitchen upgrades, ongoing weatherization, CFFP program	\$185,000.	<i>64-1,2,3</i>	<i>1460</i> Continued bathroom/kitchen upgrades, ongoing weatherization, CFFP program	\$185,000
64-1,2,3	1408 -Security Officer	\$50,000.	64-1,2,3	<i>1408 – Security Officer</i>	\$50,000.
<i>64-1,2,3</i>	1410-Staff salary	\$15,000.	<i>64-1,2,3</i>	<i>1410-Staff salary</i>	\$15,000

Total CFP Estimated Cost	\$250,000.			\$250,000.	

VAWA Attachments:

VAWA Resolution No. 2006-34

VAWA Preferences

VAWA Resolution No. 2009-09

VAWA Policy

**RESOLUTION NUMBER 2006-34
VIOLENCE AGAINST WOMEN ACT COMPLIANCE**

WHEREAS, the President and Congress have passed a law known as the Violence Against Women Act (“Act”);

WHEREAS, this “Act” requires Housing Authorities to implement preferences, procedures, and protections to victims of domestic violence to include a preference for waiting lists, exception to rules of eligibility due to eviction or unit damage that may be a result of being in an abusive situation, and non-eviction from the programs as a result of an abuser actions;

WHEREAS, the Beloit Housing Authority desires to comply with the “Act” to the extent that the above mentioned items assist the victim;

THEREFORE BE IT RESOLVED the Beloit Housing Authority through the Community Development Authority Board of Commissioners resolve to comply with and support the “Act”;

BE IT FURTHER RESOLVED the preference given on the waiting lists shall be 10 points for “Current participants in a program for victims of Domestic Violence. Verification by a DV program director is required *and* verification of one of the following: documentation of a pattern of abuse within the last six months verified by police reports *or* hospital reports *or* counseling documentation.”

Adopted this 23rd day of August, 2006

Merlin Kenitzer, Chairman
Beloit Community Development Authority

ATTEST:

Stephen J. Gregg, Executive Director

BELOIT HOUSING AUTHORITY

BHA

220 PORTLAND AVENUE

BELOIT WI 53511-5299

(608) 364-8740

FAX: (608) 364-8745

RENTAL ASSISTANCE

Stephen J. Gregg, Community Development Authority Executive Director
Barbara Stark, Beloit Housing Authority Director

BHA MISSION STATEMENT: To provide decent, safe, and affordable housing to low and very low-income families.

The BHA is a non-profit rental assistance agency and a division of the Community Development Authority of the City of Beloit. Administrative and operating funds are solely paid by the Federal government through the Housing and Urban Development (HUD) agency. The BHA receives no City, County, or State funds to operate the housing programs. The BHA administers two basic HUD housing rental assistance programs – Public Housing and Section 8. All applicants are pulled from the waiting lists. **The BHA does not have emergency or immediate housing assistance.**

As of February 1, 2009, there were approximately 570 families on the Section 8 waiting list and 175 families on the Public Housing waiting list.

WAITING LISTS

Applications are accepted weekdays, Monday, Tuesday, Thursday, and Friday from 8:00 a.m. to 5:00 p.m. We do not accept applications on Wednesday. **All waiting lists are presently open.** The HUD criteria required at time of application: **social security cards or print outs from Social Security Administration for all family members, certified birth certificates for all family members, picture IDs for all family members 18 years or older, signed citizenship forms (available at office), and verification of income.**

WE CANNOT ACCEPT APPLICATIONS WITHOUT THIS INFORMATION. Families

must be income eligible per HUD guidelines and not owe the BHA or any other housing authority money. Applicants are placed on the waiting lists per the date and time they apply.

Any documented/verified preferences are applied and bring applicants up on the list.

Preferences: 1) paying 50% or more of monthly income for rent and utilities (15 points); 2) Beloit resident (5 points); 3) special housing need due to a handicap or disability (3 points); 4) honorably discharged U.S. Veteran (5 points), 5) Graduate or pre-graduate of transitional living program (10 points), 6) Victim of Government declared disaster (20 points), 7) Victim of Domestic Violence (10 points).

The preferences are added to the applicant's application and the computer places them in their proper sequence listing on the waiting list.

When vacancies occur in the Public Housing or Section 8 programs, applicants are pulled from the waiting list and notified that the eligibility/acceptability process is beginning and they are called into the office for a briefing to explain the programs and the process. Staff performs Courthouse reference checks on each applicant via the computer at this time. If applicants have a history of criminal activity, violent criminal activity, drug activity, or are registered sex offenders; they are denied assistance and removed from all waiting lists per HUD regulations and BHA policies. All applicants removed for any reason may request a hearing to dispute this decision per the BHA Grievance Procedure Policy.

PUBLIC HOUSING PROGRAM

Public Housing (PH) are the units owned by the Beloit Housing Authority (BHA). The units are subsidized – you must live in these specific units. The program consists of 131 rental units as follows:

40 elderly garden apartments, 10 buildings, 4 apartment each (Parker Bluff); and one 2-bedroom fully handicapped single family house. These units are designated for elderly, handicapped, and/or disabled individuals, per HUD guidelines.

90 family units: 10-2 bedroom duplexes, 42-3 bedroom duplexes, 13-3 bedroom single family houses, 2-3 bedroom single family disabled/handicapped houses, 20-4 bedroom single family houses, and 3-5 bedroom single family houses.

When applicants are pulled from the PH waiting list, they are requested to come into the office for a briefing. At the time of the briefing, applicants are required to complete a PH application giving detailed rental history and information, and sign verifications of income, medical costs, assets, and release of information forms. In Public Housing, we are the landlord, and extensive reference checks are done with previous landlords, utility companies, and possibly a home visit to check the housekeeping habits. If applicants meet the requirements of the BHA Admissions Policy, they are offered a Public Housing rental unit. A lease and family obligation form are explained and signed. Also the PH rules and regulations are given to the new resident. A move-in inspection at the unit is performed by a BHA Staff person and the keys and possession given to the new resident.

Public Housing residents pay 30% of their adjusted income for rent and utilities. This means after HUD allowances for elderly, medical expenses, and children deductions, the adjusted annual figure is divided by 12 and multiplied by 30%. Elderly Example: Income is \$12,000; \$400 elderly allowance; medical card – no medical cost to resident - $\$12,000 - 400 = \$11,600$ divided by 12 = $\$967 \times 30\% = \290 . The BHA pays the utilities in elderly units – the monthly rent is \$290. Family Example: Income is \$15,000, 2 children at \$480 deduction each - $\$15,000 - 960 = \$14,040$ divided by 12 - $\$1170 \times 30\% = \351 . The utility allowance for a 3-bedroom duplex is \$157. $\$351 - \157 ; rent will be \$194 a month. **The residents in 2 bedroom or larger units must obtain utility service in their name and be responsible for payment. If the applicant cannot obtain utility service in their name, they will not be acceptable for Public Housing.**

After the initial inspection and the resident is housed, an inspection and recertification of income and family composition is required annually by HUD.

We have 3 and 4 bedroom Public Housing units that will be available shortly and very few applicants on those lists at this time. If applicants meet eligibility criteria, there is a good possibility that they will be housed quickly.

SECTION 8 VOUCHER PROGRAM

In the Section 8 program, the applicant chooses which unit they want to rent. The units are not subsidized, but the Section 8 participants are – wherever the participants go, as long as they remain income eligible, the subsidy goes with them. If the landlord agrees to the program, the rent is rent-reasonable per HUD guidelines, and the unit passes inspection, the applicant enters the Section 8 program. This is our longest list.

The BHA has 598 Section 8 Voucher participants. The Voucher program is basically calculated the same way as Public Housing using a little different formula, but the residents mostly are paying 30% of their monthly-adjusted income for rent and utilities.

Applicants are briefed basically the same way as in Public Housing, but the landlord is responsible for referencing, not the BHA. The program is explained in detail and the applicant receives a Voucher and a Request for Lease Approval (RFLA). The RFLA is the form the applicant gives to the landlord to complete regarding the address of the rental property, landlord name and address, monthly rent amount, utilities, and what appliances are included. This form will determine if the unit rent is acceptable per HUD guidelines. A utility allowance form can be prepared from the RFLA information at this time to determine the utility cost for this specific unit. After the RFLA is received by the BHA, the Section 8 Inspector performs an initial inspection. If the unit passes inspection and is rent reasonable, the applicant can be subsidized at the unit. The applicant receives and signs a family obligation form explaining their responsibilities under the Section 8 program. A contract is signed by the BHA and the landlord, and a Housing Assistance Payment (HAP) check can be issued to the landlord on behalf of the participant. The Section 8 participant pays the utilities, if applicable, and their portion of the rent to the landlord; the BHA pays the balance of the rent to the landlord (HAP).

As in the Public Housing program after the initial inspection and the participant is housed, an inspection and recertification of income and family composition are required annually by HUD.

BHAinfo – 2/25/09

**RESOLUTION NUMBER 2009-09
AUTHORIZATION TO APPROVE
THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT
(VAWA) POLICY TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED
OCCUPANCY POLICY (ACOP) AND
THE SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

WHEREAS, HUD requires a written policy including the VAWA adaptation by the Beloit Housing Authority; and

WHEREAS, the attached will be added to the Public Housing ACOP and the Section 8 Administrative Plan along with the preferences already in use giving additional leverage of points to victims of domestic violence; and

THEREFORE BE IT RESOLVED that the Community Development Board of Commissioners approve and authorize the addition of the VAWA Policy to our Housing Authority Plans.

Adopted this 25th day of February, 2008

Thomas J. Nee, Chair Person
Beloit Community Development Authority

ATTEST:

Stephen J. Gregg,
Community Development Executive Director

12-II.E. TERMINATION NOTICE [HCV GB, p. 15-7]

If a family's assistance is to be terminated, whether voluntarily or involuntarily, the PHA must give the family and the owner written notice that specifies:

- The reasons for which assistance has been terminated
- The effective date of the termination
- The family's right to an informal hearing as described in Chapter 16

If a criminal record is the basis of the termination, a copy of the record must accompany the notice. A copy of the criminal record also must be provided to the subject of the record [24 CFR 982.553(d)].

PHA Policy

When termination is initiated by the PHA, the notice to terminate will be sent to the family and the owner at least 30 calendar days prior to the effective date of the termination. However, if a family vacates the unit without informing the PHA, 30 days notice will not be given. In these cases, the notice to terminate will be sent at the time the PHA learns the family has vacated the unit. When a family requests to be terminated from the program they must do so in writing to the PHA (see section 12-I.C.). The PHA will then send a confirmation notice to the family and the owner within 10 calendar days of the family's request, but no later than the termination effective date (as requested by the family).

Terminating the Assistance of Domestic Violence, Dating Violence, or Stalking Victims and Perpetrators [Pub.L. 109-162, Pub.L.109-271]

The Violence Against Women Reauthorization Act of 2005 (VAWA) provides that "criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence, or stalking."

VAWA also gives PHAs the authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant."

VAWA does not limit the authority of the PHA to terminate the assistance of any participant if the PHA "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance."

Victim Documentation

BHA Policy

When a participant family is facing assistance termination because of the actions of a participant, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the BHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certified that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and one of the following:

A police or court record documenting the actual or threatened abuse, or a statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional, or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the BHA within 14 business days after the BHA issues their written request. The 14-day deadline may be extended at the BHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, the BHA may proceed with assistance termination.

If the BHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's tenancy is not terminated, the BHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating the Assistance of a Domestic Violence Perpetrator

Although VAWA provides assistance termination protection for victims of domestic violence, it does not provide protection for perpetrators. VAWA gives the PHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed

by HUD or by applicable local, state, or federal law regarding termination of assistance [Pub.L. 109-271].

BHA Policy

When the actions of a participant or other family member result in a BHA decision to terminate the family's assistance and another family member claims that the actions involve criminal acts of physical violence against family members or others, the BHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame, or any approved extension period, the BHA will terminate the perpetrator's assistance. If the victim does not provide the certification and supporting documentation, as required, the BHA will proceed with termination of the family's assistance. If the BHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the participant's tenancy is not terminated, the BHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or staking, must be retained in confidence and may neither be entered into any shared data base not provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or(c) is otherwise required by applicable law.

