

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Green Bay</u> PHA Code: <u>WI074</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>203</u> Number of HCV units: <u>0</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years:  <i>The Housing Authority of the City of Green Bay will provide for the affordable housing needs of income eligible households through the administration of public housing resources in the City of Green Bay and through partnerships with private and not for profit developers.</i>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <i>Goal: Improve the quality of public housing units</i> <i>Objective: Prepare and implement a maintenance schedule for all GBHA properties</i> <i>Objective: Increase modernization activities in the Scattered Site properties</i> <i>Objective: Achieve High Performer status a minimum of 3 out of the next 5 years.</i>  <i>Goal: Ensure the public housing program complies with HUD requirements and meets local needs</i> <i>Objective: Review and update Admissions and Continued Occupancy Policies</i> <i>Objective: Perform quarterly quality control reviews of resident re-certifications</i> <i>Objective: Reorganize resident files at Mason Manor to conform to HUD recommendations</i>  <i>Goal: Promote self-sufficiency and asset development of assisted households</i> <i>Objective: Provide or attract supportive services to improve residents' employability, self sufficiency and well being by retaining or creating partnerships with a minimum of 5 agencies (such as service providers or businesses).</i>  <i>Goal: Ensure equal opportunity and affirmatively further fair housing</i> <i>Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</i> <i>Objective: 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</i> <i>Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</i>  <i>A report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan is included in Part 10.0 (a) below.</i>				

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><i>The only PHA Plan element that has been revised since the last Annual Plan submission was an update to the ACOP to reflect the change in management for the Scattered Site properties from Integrated Community Services, Inc. to Barron Rentals.</i></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><i>The public may obtain a copy of the 5-Year and Annual Plan at the following locations: The office of the Green Bay Housing Authority, located in City Hall, 100 N Jefferson St., Room 608, Green Bay, WI 54301; Mason Manor, 1424 Admiral Court, Green Bay, WI 54303; Barron Rentals, 443 S. Jackson St., Green Bay, WI 54301. Copies are also offered to members of the Resident Advisory Board.</i></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><i>Not Applicable</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>Based on the City of Green Bay's Consolidated/Strategic Plan and the State of Wisconsin, Department of Commerce Consolidated Plan for the State's Housing, Community, and Economic Development Needs, the housing needs of families residing in the jurisdiction served by the PHA includes the following areas:</i></p> <p><i>Construction/Rehabilitation:</i></p> <ul style="list-style-type: none"> <li>• <i>Rehabilitation of existing housing stock</i></li> <li>• <i>75% of housing units affordable to ELI, VLI &amp; LI families contain lead-based paint</i></li> <li>• <i>Rehabilitation assistance for low-income existing homeowners experience housing related problems, primarily due to cost burden (substandard housing conditions)</i></li> </ul> <p><i>Homeownership:</i></p> <ul style="list-style-type: none"> <li>• <i>Low- income homebuyer assistance for homebuyers, especially those with children</i></li> <li>• <i>Increase homeownership rate to a level comparable to the State of WI level</i></li> </ul> <p><i>Collaboration:</i></p> <ul style="list-style-type: none"> <li>• <i>Elderly support services (meal programs, visiting nurses, counseling, etc.)</i></li> <li>• <i>Supportive housing for clients with special needs (individuals with chronic mental illness, elderly with chronic mental illness, elderly with developmental disabilities, elderly with chronic chemical dependency, elderly women who are victims of abuse, Alzheimer's victims, non-elderly individuals with disabilities, adults with mental retardation, persons with traumatic head injuries.)</i></li> </ul> <p><i>Homelessness:</i></p> <ul style="list-style-type: none"> <li>• <i>Prevention of homelessness for individuals and families</i></li> <li>• <i>Emergency shelter &amp; transitional housing with supportive services for homeless families with children and for chronically homeless</i></li> </ul> <p><i>Other:</i></p> <ul style="list-style-type: none"> <li>• <i>Low-income renters living in units with housing problems (substandard housing conditions, lack of rental units with 4+ bedrooms, cost burden greater than 30% for low and very low income renters)</i></li> <li>• <i>Housing problems for large family renters</i></li> <li>• <i>Lack of sufficient housing for large families, resulting in overcrowded conditions, especially among non-white populations</i></li> <li>• <i>Housing suitable for elderly persons with disabilities and adult family housing</i></li> <li>• <i>Rental assistance to make housing affordable, especially to very low-income households</i></li> </ul>

**Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

*The PHA's strategies for addressing the housing needs of families in the jurisdiction and on the waiting list are indicated below. The objectives will be accomplished through the various Federal, State, Local, private for-profit and non-profit resources, as indicated on the City of GB Strategic Plan, including pursuing or continuing various Federal, State, Local and private programs which can fund such activities, such as HOME, CDBG, weatherization, WHEDA Loan Program, Housing Choice Vouchers (rental and homeownership), Moderate Rehabilitation Vouchers, Section 811, and Section 202.*

**Construction/Rehabilitation:**

- Encourage new construction of affordable rental units with 4+ bedrooms
- Support attempts to convert illegally converted two family structures back to single-family structure with a large number of bedrooms
- Increase the supply of quality, affordable housing units, using acquisition and rehabilitation, and a limited amount of new construction
- Include a lead-based paint hazard element to improve the safety of housing stock
- Include energy efficiency elements to lower overall housing costs for rehabilitation and new construction projects for affordable housing
- Continue rental and owner-occupied rehabilitation programs, including CDBG and HOME
- Support rehabilitation of existing units and some new construction, especially with universal design features, for elderly and special need populations, especially by retrofitting homes with handicap accessibility features, CBRF characteristics, etc.
- Support new construction of affordable, owner-occupied housing, especially for households including a family member with a disability, on infill lots where blighted housing was removed
- Support housing rehabilitation programs to assist homeowners, especially housing in targeted neighborhoods, to assist in correcting substandard conditions

**Homeownership:**

- Encourage homeownership in near downtown neighborhoods
- Encourage homebuyer assistance and opportunity programs
- Expand the supply of assisted housing by leveraging private or public funds to create additional homeownership opportunities for housing choice voucher families

**Collaboration:**

- Create or continue supportive services and facilities for special need clients
- Continue coordination with Continuum of Care agencies, Brown County Homeless and Affordable Housing Coalition and other agencies who serve homeless or at-risk populations, especially for persons returning to the community from mental or physical health institutions or correctional institutions. Work with these agencies to monitor need for transitional housing, outreach/assessment and emergency shelters and services

**Homelessness:**

- Support agencies providing programs and/or facilities for the homeless

**Other:**

- Benefit lower-income families and special needs persons by the on-going implementation of rental assistance programs
- Tailor affordable housing rehabilitation, rental assistance, and other programs to meet the needs of large families, elderly and persons with special needs, including use of universal design features to meet the needs of persons with disabilities
- Provide households living in overcrowded conditions the opportunity to find suitable units or to construct/rehabilitate existing units to meet their needs
- Design affordable housing programs in a manner which would minimize displacement of households
- Provide improved living environment and housing choice throughout the community by continuing efforts to implement measures aimed at deconcentration from areas of minority and low-income populations
- Increase housing choice through contacts to potential voucher landlords, and expansion of the Housing Choice Voucher Homeownership Program
- Improve the quality of assisted housing through improved management
- Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing and to provide a suitable living environment regardless of race, color, religion, national origin, sex, familial status, and disability, and to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Continue to pursue resources to improve housing conditions of low income households
- Promote self-sufficiency and asset development by increasing the number and percentage of employed persons, and by attracting supportive services to improve assistance recipients' employability
- Target job creation efforts of Economic Development programs to lowest income households.

9.1

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

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

**PHA Goal:** Expand the supply of assisted housing

**Objective:** Reduce public housing vacancies

**Progress:** *The occupancy rate at Mason Manor has remained at a high 98.5% over the past five years. At Scattered Sites, the occupancy rate has decreased from 97% in 2005 to 95.3% in 2009. This may be due in part to the transition time for Barron Rentals, the new property manager.*

**Objective:** Leverage private or other public funds to create additional housing opportunities

**Progress:** *GBHA provided a loan to NeighborWorks® Green Bay to develop a building on their property and provided housing revenue bonds to the University Village Housing, Inc. Together with the Brown County Housing Authority, whose jurisdiction overlaps with the GBHA, we have continued and strengthened partnerships with agencies with funding sources for homeownership, including NeighborWorks® Green Bay, Mutual Housing Association, Movin' Out, Options for Independent Living, and various mortgage lenders.*

**PHA Goal:** Improve the quality of assisted housing

**Objectives:** Improve public housing management (PHAS score)

**Progress:** *In June, 2008 the GBHA changed property managers for the Scattered Site properties, which we expect to result in overall improved management of the Scattered Sites. Although our PHAS score fell from 2005 to 2007, it appears to be climbing once again. Since 2009 is a transition year for GBHA in the new PHAS scoring system, we did not receive a full score for this year, however we have experienced an improvement in Mason Manor's physical conditions category.*

**Objective:** Increase customer satisfaction

**Progress:** *Customer satisfaction has increased at Mason Manor due to an increase in organized resident activities such as birthday club, speakers, etc. The residents have also been excited about our progress on the upcoming expansion to Mason Manor for storage space and an additional elevator. As mentioned above, the transition of the property management for Scattered Sites expects to result in increased customer satisfaction.*

**Objective:** Renovate or modernize public housing units

**Progress:** *Renovation and modernization completed on the Scattered Site units in the past 5 years includes: new flooring in 5 units, windows in 6 units, cabinetry in 2 units, new furnaces in 9 units, new water heaters in 4 units, extensive rehab work on 3 units, the installation of 65 bathroom fans, and roof and gutter replacement for 19 units. At Mason Manor, several units have gotten new carpet, draperies, stove or refrigerators.*

**PHA Goal:** Increase assisted housing choices

**Objective:** Implement public housing or other homeownership programs

**Progress:** *The City of Green Bay is within the jurisdiction of the Brown County Housing Authority which offers downpayment and closing cost assistance, loans to convert multi-unit properties back to single family home, and the Housing Choice Voucher Homeownership Program. Also, as noted above, several other homeownership programs are available through partnerships with various community organizations. Due in part to these strong partnerships 135 families have purchased homes through the BCHA HCV Homeownership Program through March 1, 2010 and dozens of additional families have received downpayment or closing cost assistance or a loan to convert duplexes back to single family homes.*

10.0 **Objective:** Implement public housing site-based waiting lists

**Progress:** *Due to the marketing efforts at Mason Manor, a waiting list has been developed and generally contains approximately five to six applicants. There has not been a need for a waiting list for the Scattered Sites because we've been able to house qualified applicants quickly.*

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

**PHA Goal:** Provide an improved living environment

**Objective:** Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments

**Progress:** *We have made efforts to deconcentrate poverty and as a result average income of Mason Manor residents has increased slightly while the income of Scattered Site residents has increased by over 24%, which is due to better screening of applicants.*

**Objective:** Implement public housing security improvements

**Progress:** *The security cameras at Mason Manor have been replaced in June, 2009. GBHA participates in the Green Bay Police Department CADMine system, which provides email notifications to GBHA staff of incidents at our properties involving the Green Bay Police Department. In addition, GBHA has contracted with Langan & Associates to provide investigative services, which ensures that criminals of drug or violent behaviors are not residing in Public Housing.*

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

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

**Objective:** Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**Progress:** *Services available at Mason Manor include a resident computer lab, nutritious noon meal programs, presentations on senior health and nutrition, onsite consultations with a nurse, health-related presentations and various health screenings. A variety of other supportive services exist throughout the community, which residents can learn of through Brown County's 211 system. The Brown County Aging Resource Center became the Aging & Disability Resource Center, expanding their services to disabled adults. Furthermore, GBHA collaborates with Movin' Out, Options for Independent Living, and other organizations that provide supportive services to elderly and individuals with disabilities.*

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

**PHA Goal:** Ensure equal opportunity and affirmatively further fair housing

**Objective:** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability

**Objective:** 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

**Objective:** Undertake affirmative measures to ensure accessible housing to persons with all

varieties of disabilities regardless of unit size required

**Progress for three above objectives:** *GBHA has continued and strengthened partnership with the Fair Housing Center of Northeast Wisconsin and makes referrals to HUD's Fair Housing Department and other agencies who can provide services to ensure equal opportunities in housing. In addition, bilingual and bi-cultural staff are employed by the subcontracted property manager, which assists in properly serving the numerous Hmong families living in Scattered Sites properties. GBHA's bilingual Housing Administrator is also available to assist with Spanish speaking residents or applicants.*

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

*The GBHA defines a significant amendment and substantial deviation/modification as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admission preferences. Discretionary or administrative amendments consistent with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.*

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>FHA Name: Green Bay Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: W139-P074-501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
				Revised <sup>2</sup>	Final Performance and Evaluation Report		Expended	
1		Total non-CFP Funds	0					
2		1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0					
3		1408 Management Improvements	0					
4		1410 Administration (may not exceed 10% of line 21)	\$ 3,000					
5		1411 Audit	0					
6		1415 Liquidated Damages	0					
7		1430 Fees and Costs	\$ 6,000					
8		1440 Site Acquisition	0					
9		1450 Site Improvement	\$ 5,300					
10		1460 Dwelling Structures	\$ 283,540					
11		1465 I Dwelling Equipment—Nonexpendable	\$ 301,131					
12		1470 Non-dwelling Structures	\$ 10,000					
13		1475 Non-dwelling Equipment	\$ 4,400					
14		1485 Demolition	0					
15		1492 Moving to Work Demonstration	0					
16		1495 J Relocation Costs	0					
17		1499 Development Activities <sup>4</sup>	0					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>PHA Name:</b> Green Bay Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: W139-P074-501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	

Line	Type of Grant	Performance and Evaluation Report for Period Ending:	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		0			
19	1502 Contingency (may not exceed 8% of line 20)		0			
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$ 613,371			
21	Amount of line 20 Related to LBP Activities		0			
22	Amount of line 20 Related to Section 504 Activities		0			
23	Amount of line 20 Related to Security - Soft Costs		0			
24	Amount of line 20 Related to Security - Hard Costs		0			
25	Amount of line 20 Related to Energy Conservation Measures		0			
Signature of Executive Director			FORMTEXT 0			
Date			4/14/10	Signature of Public Housing Director	Date	
				<i>[Signature]</i>	4/14/10	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: Green Bay Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P074-501-09 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised <sup>1</sup>	Total Actual Cost Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
WI074-001	AC/Refrigerators/Washers/Dryers	1475	1	\$ 70,000			
WI074-001	Furniture/Blind Cleaner	1475	1	\$ 11,000			
WI074-001	Carpeting/Drabery/Blinds/Hallway Lights	1460	1	\$ 46,000			
WI074-001	Elevator Maint/Roof/Paint Common Area	1460	1	\$ 44,000			
WI074-001	Remodel Laundry/ Recoat Walls	1460	1	\$ 70,000			
WI074-001	Entrance Phone System/Security System/ Fire System	1475	1	\$ 167,834			
WI074-001	Technology Upgrades/CO Detectors	1475	1	\$ 174,000			
WI074-001	Ramp Maintenance/Fitness Equipment	1475	1	\$ 14,000			
WI074-001	Concrete Repair	1450	1	\$ 2,000			
WI074-002	Roof/Gutter/Siding/Cabine/Counter/Door Administration	1460	1	\$ 39,640			
WI074-002	Administration	1410	1	\$ 3,000			
WI074-002	Architecture & Engineering	1430	1	\$ 6,000			
WI074-002	Paint/Window/Flooring/Refinish Bath Tubs	1460	1	\$ 66,900			
WI074-002	Foundation/Remodel/Modify Property	1460	1	\$ 17,000			
WI074-002	Appliances/Dehumidistats/CO Detector/Motion Lights	1465	1	\$ 45,297			
WI074-002	Tree Trimming/Concrete Repair	1450	1	\$ 3,300			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Part I: Summary**

PHA Name/Number Authority/WI074	Green Bay Housing	Locality (City/County & State) Green Bay/Brown County/WI			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	WI074-001 Mason Manner					
B.	Physical Improvements Subtotal	\$ 414,234				
C.	Management Improvements			\$ 417,234	\$407,234	\$ 407,234
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds	\$ 414,234		\$ 417,234	\$ 407,234	\$ 407,234
L.	Total Non-CFP Funds					
M.	Grand Total	\$ 414,234	\$ 417,234	\$ 417,234	\$ 407,234	\$ 407,234

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Part I: Summary (Continuation)**

PHA Name/Number	Development Number and Name	Work Statement for Year 1	Locality (City/county & State)	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
A.	W1074-002 – Scattered Sites	FFY 2010					
B.	Physical Improvements Subtotal	Annual Statement		\$ 170,137	\$ 166,137	\$ 166,137	\$ 166,137
E.	Administration			\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
K.	Total CFP Funds			\$ 173,137	\$ 169,137	\$ 169,137	\$ 169,137
L.	Total Non-CFP Funds						
M.	Grand Total			\$ 173,137	\$ 169,137	\$ 169,137	\$ 169,137
	Combined Projects Total			\$ 587,371	\$ 586,371	\$ 576,371	\$ 576,371









# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Green Bay

Program/Activity Receiving Federal Grant Funding

Public Housing Authority

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Green Bay City Hall: 100 N Jefferson Street, Green Bay, Brown County, WI 54301

Mason Manor Retirement Community: 1424 Admiral Court, Green Bay, Brown County, WI 54303

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

David Dolan-Wallace

Title

Chairman

Signature

X 

Date

April 8, 2010

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Green Bay

Program/Activity Receiving Federal Grant Funding

Public Housing Agency

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

David Dolan-Wallace

Title

Chairman

Signature



Date (mm/dd/yyyy)

April 8, 2010

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</b>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning 7/1/2010 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

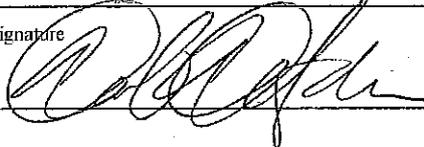
Housing Authority of the City of Green Bay  
PHA Name

WI074  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official David Dolan-Wallace	Title Chairman
Signature 	Date April 8, 2010

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

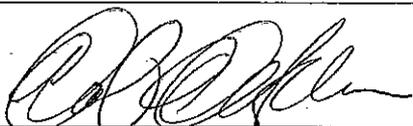
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

David Dolan-Wallace

WI074

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	David Dolan-Wallace
Title	Chairman
Signature	
Date	April 8, 2010

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, P. Robert Strong the City Planning Director certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the City of Green Bay is consistent with the Consolidated Plan of  
The City of Green Bay prepared pursuant to 24 CFR Part 91.

 4/8/10

Signed / Dated by Appropriate State or Local Official

# DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB  
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> A a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: The Housing Authority of the City of Green Bay 100 N. Jefferson St. Green Bay, WI 54301  Congressional District, if known: 4c    8		<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development Public and Indian Housing	<b>7. Federal Program Name/Description:</b> Public Housing Agency  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b> WI 074	<b>9. Award Amount, if known:</b> \$ varies	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): No lobbying activities	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: David Dolan-Wallace Title: Chairman Telephone No.: (920) 432-2442      Date: 04/08/10	
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**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: Housing Authority of the City of Green Bay Page 1 of 1

N/A

**Recommendations from the  
Public Hearing/ Resident Advisory Board Meeting and  
GBHA's Analysis and Decisions Regarding Recommendations  
GBHA 5 Year/ Annual Plan - Thursday March 18, 2010**

**Recommendation:** Coordination with the agencies who provide meals to Mason Manor residents to assist those with special dietary considerations.

**Response:** The GBHA will discuss this issue with vendors in an effort to provide accommodations.

**Recommendation:** Reconsider some aspects of the FSS Program—The pursuit of some goals may lead to a lower income in some cases (completing education, complying with program requirements, etc.) due to time constraints. The escrow account doesn't seem to take these issues into account.

**Response:** The GBHA does not currently offer the FSS Program. Furthermore, PHA's must comply with the federal regulations governing the FSS Program.

**Recommendation:** Exercise equipment for Mason Manor should be re-evaluated. Commercial-quality machines may be needed to accommodate the level of use.

**Response:** The GBHA has increased the dollar amount for exercise equipment in the Annual Statement/Performance & Evaluation Report. The GBHA is exploring various options to acquire reasonably priced equipment that can accommodate the varied sizes, weights and type of use that the machines will sustain.

**Recommendation:** The feasibility of installing a fire protection system that automatically notifies the fire department should be considered.

**Response:** The GBHA has increased the dollar amount for fire protection in the Annual Statement/Performance & Evaluation Report. It will also look into the feasibility of installing such a system.

**Recommendation:** There were some comments about the carpeting in resident units; The color choice was mentioned, with a preference for carpeting more like that found in some of the common areas.

**Response:** It is unlikely that the color or type of carpeting will be changed, however the GBHA may consider exploring this at a later date.

**Members of Resident Advisory Board who attended March 18, 2010 Meeting**

Ann Caldie  
Jane Fitzpatrick  
Janice Fonder  
LaVonne Pagel  
Rita Huven  
Margaret Shafel  
Clem Pigeon  
Diane Wagner  
Aloha M. Haefs  
Robert Huiting  
Diane Carter

## **Housing Authority of the City of Green Bay (GBHA) Violence Against Women Act Amendments of 2005**

The Violence Against Women Act (VAWA) Amendments of 2005, requires the PHA to describe any goals, objectives, policies, or programs that will enable the GBHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking (Section 603).

- The GBHA supports the goals of the VAWA Amendments and will comply with its requirements
- The GBHA will continue to administer its housing programs in ways that support and protect residents and applicants who may be victims of domestic violence, dating violence, sexual assault, or stalking.
- The GBHA will not take any adverse action against a resident, participant, or applicant solely on the basis of his or her being a victim of such criminal activity, including threats of such activity. Adverse action includes denial or termination of housing assistance.
- The GBHA will not subject a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard for lease compliance than other residents. The PHA will develop policies and procedures as needed to implement the requirements of VAWA.