

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Oshkosh (OHA)</u> PHA Code: <u>WI39-113</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>338</u> Number of HCV units: <u>none</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Oshkosh Housing Authority, a non-profit government enterprise, endeavors to assist the community in meeting the need for adequate and affordable housing opportunities for all people with a primary focus on service to low income households.				
5.2	Goals and Objectives. 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. Expand the supply of assisted housing - Improve the quality of assisted housing - Increase assisted housing choices - Provide Improved Living Environments - Promote self-sufficiency and asset development of assisted households - Ensure equal opportunity and affirmatively further fair housing - Adopt New Admission and Continued Occupancy Policy - Adopt New Agency Management Policies Consistent with Asset Management – (including merged “management company”)				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>Complete Court Tower replacement in two phases supported by tax credit applications in 2010 and 2011 and funding in 2011/2012</i> (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. <i>Oshkosh Housing Authority, 600 Merritt Ave., Oshkosh, WI 54901</i>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Mixed finance modernization is scheduled for 2010 for Court Tower Apartments via a combination of low-income housing tax credits, private equity, a Capital Fund Finance Program loan, along with HOME and FHLB loans. Plans call for replacing all 157 apartments with new construction in phases beginning in 2011 and 2012. Initially 109 apartments for seniors will be constructed and in the second phase 48 apartments for individuals with disabilities will be constructed. All public housing units will be retained and there will be no displacement until the replacement apartments are ready for occupancy. At Mainview Apartments up to 16 apartments will be lost as one bedroom and efficiency apartments are converted into two bedroom apartments. All public housing units lost will be replaced either on site or through acquisition with rehabilitation or acquisition via new construction. OHA will continue to evaluate prospects for conversion of Public Housing through the Housing Choice Voucher program depending on the local housing market and national affordable housing policy.				

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.
8.2	Capital Fund Program Five-Year Action Plan. 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.
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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.
9.0	Housing Needs. 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. See SOCDs Tables

9.1	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. OHA will continue to maximize rental income through efficient administration, accurately calculate subsidy, enforce compliance with Lease and Family Obligations, diversify funding streams, seek the generation of new assets and pursue solutions for underserved populations.
10.0	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. The Annual and Five-Year Plans have again been subject to internal and external reviews of policies, processes and priorities. Agency emphasis on regulatory compliance continues as a foundation for clean audits of programs and accounts. Our plan continues to strive for flexible growth to deliver more options through timely innovation and quality administration, while preserving assets, programs and opportunities. Suspect renewal funding and the absence of new “fair share” Housing Choice Vouchers leaves inadequate resources to support the Congressional goal of decent safe and affordable housing for all low-income people. The Voucher wait list, re-opened in 2006 quickly filled the program to capacity. A purge of old applications in August 2009 reduced the list from nearly 900 households to 542 waiting, but that list has swelled to 733 even as new program enrollments have been accelerated. The continued absence of fair share Housing Choice Vouchers remains a major impediment to addressing the unmet need in the community. Efforts to reform the programs and simplify administration have Congressional support but have yet to win adoption. Keeping the Voucher wait list open has led to increased applications for other affordable properties. The elderly and disabled may gain prompt access to the high-rise buildings, but the wait list for family units grows longer with no relief from the Voucher program. Longer waiting lists don’t solve vacancy challenges as growing numbers of applicant households have issues with landlord references, utility delinquencies, poor credit and criminal records making them high risk placements. Investment in the current public housing buildings and apartments through the Capital Fund Program focuses on value and utility in meeting the needs of current and future resident. Much has been achieved with new heating, new windows, new doors and locks, security cameras and new elevators. Marginal improvements to Operating Fund and Capital Fund grants buttressed by ARRA stimulus grants aid efforts to fund the backlog of remaining improvements needed for efficiency and marketability. Tax credit renovation of Marian Manor generates dialogue and expectations among residents and the community about a strategic vision for replacing Court Tower Apartments via tax credits and renovating Mainview Apartments through the Capital Fund with designation to serve specific populations and development of new public housing to replace any units lost through disposition. Megan Leitz recently was appointed by the Mayor to the Board of Commissioner as the Resident Commissioner. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” OHA hereby defines substantial deviation and significant amendment or 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 admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

11.0	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(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)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(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.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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 8/31/2011

Part I: Summary					
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <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 checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	4000	16000		
4	1410 Administration (may not exceed 10% of line 21)	32000	32000	32000	17369.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18000	18600	18600	10422.02
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	292800	402700	425507.99	425507.99
11	1465.1 Dwelling Equipment—Nonexpendable	33400			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	50000			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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PHA Name: Oshkosh HA		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	2509	429			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	440709	453729	453300	453300	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	90000				
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	9000				
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		
				Date		

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 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:001) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	33,600			
3	1408 Management Improvements	12,000	9200		
4	1410 Administration (may not exceed 10% of line 21)	32000	40000	40000	14556.16
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18000	21800		10174.2
8	1440 Site Acquisition				
9	1450 Site Improvement	16000	5300	5300	
10	1460 Dwelling Structures	253180	369518	369518	24315.41
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	77000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	4038			

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Part I: Summary					
PHA Name: Oshkosh Housing Authority 2007		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 001)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	445818	445818	414,818	49,045.77
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	253180	369518	369518	49,045.77
Signature of Executive Director		Date 08/01/2011		Signature of Public Housing Director	
				Date	

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 Expires 4/30/2011

Part I: Summary					
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:001) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	40,000			
3	1408 Management Improvements	12,000	4000	4000	
4	1410 Administration (may not exceed 10% of line 21)	44500	40000	40000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12000	16000		
8	1440 Site Acquisition				
9	1450 Site Improvement	100000	20,000	20,000	
10	1460 Dwelling Structures	184500	371621	365000	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	52000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	6621			

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Part I: Summary					
PHA Name: Oshkosh Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 001)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	451621	451621	419,323	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures		365000	355,323	
Signature of Executive Director		Date 08/01/2011		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency-wide	Supplemental Operations	1406		40000	621			
Agency-wide	Management Improvements	1408		12000	4000	4,000		In progress
Agency-wide	Administration	1410		44500	40000	40,000		In progress
Agency-wide	Fees & Cost: Architectural Contract	1430		18000	16000			
Agency-wide	Force Account Labor	1460		54000	65000			
AMP 2 Mainview	Site Improvements: Expand Parking	1450		100000				
AMP 2 Mainview	Dwelling Structures: Bath Accessibility	1460	1	4000				
AMP 2 Mainview	Dwelling Structures: Replaced Generator	1460	1	50000				
AMP 2 Mainview	Dwelling Structures: TV & Internet Wire	1460		6800				
AMP 2 Mainview	Dwelling Structures: HVAC	1460			306621	355323		In progress
AMP 3 Scattered Sites	Site Improvements: Front Stair Railings	1450			26000			
AMP 3 Scattered Sites	Dwelling Structures: Replace Kitchens	1460	12	36000				
AMP 3 Scattered Sites	Dwelling Structures: Replace Furnaces	1460	12	12000				
AMP 3 Scattered Sites	Dwelling Structures: Replace Windows	1460	12	12000				
AMP 3 Scattered Sites	Dwelling Structures: TV & Internet Wire	1475	70	3500				
AMP 3 Scattered Sites	Non Dwelling Equip: Replace Truck	1475	1	27000				
AMP 5 Court Tower	Dwelling Structures: TV & Internet Wire	1460		6200				
AMP 5 Court Tower	Non Dwelling Equip: Replace Phone Syst	1475		25000				

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Oshkosh Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	06/12/2010	06/12/10	06/12/12		none
AMP 2 Mainview	06/12/2010	06/12/10	06/12/12		
AMP 3 Scattered Sites	06/12/2010	06/12/10	06/12/12		
AMP5 Court Tower	06/12/2010	06/12/10	n/a		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	44,000	9086		
4	1410 Administration (may not exceed 10% of line 21)	40,000	40000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000	12000		
8	1440 Site Acquisition				
9	1450 Site Improvement	194,400	14400		13904.47
10	1460 Dwelling Structures	177,600	400000		
11	1465.1 Dwelling Equipment—Nonexpendable		1800		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	2,400			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	6,866			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	477,266	477266		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	27,000	120000		
Signature of Executive Director		Date 08/01/2011		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Oshkosh Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP #2 - MV	Remodel East Tower Apartments	1460	16	64000	200000			
AMP #2 - MV	HVAC Renovations	1460			120000			
AMP #3 - SS	Site Improvements	1450		5000	14400			
AMP #3 - SS	Replace Furnaces	1460	1	24000	2400			
AMP #3 - SS	Replace Kitchens	1460		36000	3000			
AMP #3 - SS	Replace Appliances	1465.1		18000	1800			
AMP #5 - CT	Phone System	1475		20000				
AMP #5 - CT	Replace Generator	1475		41000				
AMP #5 - CT	Dining/Lobby Furnishings	1475		24000				
AMP #5 - CT	Site Acquisitions	1450						
AMP #5 - CT	Upgrade Hot Water System	1460			40000			
Agency - Wide	Force Account Labor	1460		40,000	34600			
Agency - Wide	Administration	1410		40,000	40000			
Agency - Wide	Management Improvements	1408		44,000	9066			
Agency - Wide	Architectural & Engineering	1430		12,000	12000			
	Contingency	1502		6,866				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Oshkosh Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP #2 - MV	09/14/2011		09/14/2013		
AMP #3 - SS	09/14/2011		09/14/2013		
AMP #5 - CT	09/14/2011		09/14/2013		
PHA-WIDE	09/14/2011		09/14/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 I: Summary						
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	5,000	12,000			
4	1410 Administration (may not exceed 10% of line 21)	36,000	40,000			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	12,000	12,000			
8	1440 Site Acquisition	335,000				
9	1450 Site Improvement	16,860	16860			
10	1460 Dwelling Structures	46,000	381000			
11	1465.1 Dwelling Equipment—Nonexpendable	4,000	4000			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	2,400	2400			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	7,920				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ 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 I: Summary						
PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	7,920				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	462,780				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 08/01/2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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: Oshkosh Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39 P113 501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP #2 - MV	Remodel East Tower Apartments	1460	8	48,000	200,000			
AMP #2 - MV	HVAC Renovations	1460		80,000				
AMP #2 - MV	Expand Parking & Site Improvements	1450		80,000	145,780			
AMP #3 - SS	Site Improvements	1450	1	16,860				
AMP #3 - SS	Replace Furnaces	1460	4	6,000				
AMP #3 - SS	Replace Kitchens	1460	4	16,000				
AMP #3 - SS	Replace Appliances	1465.1	4	4,000				
AMP #5 - CT	Site Acquisitions	1450		335,000				
PHA - Wide	Supplement Operations	1406						
PHA - Wide	Force Account Labor	1460		24,000	74,000			
PHA - Wide	Administration	1410		36,000	36,000			
PHA - Wide	Management Improvements	1408		5,000	7,000			
PHA - Wide	Architectural & Engineering	1430		12,000				
PHA - Wide	Contingency	1502		7,920				

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **OSHKOSH HOUSING AUTHORITY** Grant Type & #: **Capital Fund Program WI39 P113 501/06** Federal FY of Grant: **2006**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line #	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 Soft Costs Management Improvements Hard Costs				
4	1410 Administration	32,000	24,000	24,000	17,369.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,600	18,600	18,600	10,422.02
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	402,700	411,129	411,129	125,303.57
11	1465.1 Dwelling Equipment—nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	429			
	Amount of Annual Grant: (sum of lines.....)	453,729	453,729	453,729	153,095.58
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance				
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures	384,100			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/06				Federal FY of Grant 2006		
Development # Name / HA-Wide	General Description of Major Work Categories	Qty	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
					Original	Revised		
AMP #2 - MV	Corridor/Lounge/Laundry Updates		1470		48,000			
AMP #2 - MV	HVAC Theater Wing		1475		40,000	358,729		
AMP #2 - MV	Replace Theater Water Heating		1475		18,000	52,400		
AMP #3 - SS	Foundation Skirting		1460		8,000			
AMP #5 - CT	Replace Toilets		1465.1	150	50,000			
AMP #5 - CT	Corridor/Lounge/Laundry Updates		1470	13	36,000			
HA-Wide	AMP Operations		1406		0			
HA-Wide	Management Improvements (Bldg.)		1408		200,000			
HA-Wide	Administration		1410		32,000	24,000		
HA-Wide	Architectural & Engineering		1430		32,000	18,600		
HA-Wide	Fore Account Labor		1460		24,000			
HA-Wide	Landscaping/Drives/Walks		1450		36,000			
	Contingency		1502		3,709			

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/06				Federal FY of Grant: 2006	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	07/17/2008			07/17/2010			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **OSHKOSH HOUSING AUTHORITY** Grant Type & #: **Capital Fund Program WI39 P113 501/07** Federal FY of Grant: **2007**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/08 Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	33,600			
3	1408 Management Improvements Soft Costs	4,000			
	Management Improvements Hard Costs	8,000	9,200	9,200	
4	1410 Administration	32,000	40,000	40,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000	21,800	21,800	
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000	5,300	5,300	
10	1460 Dwelling Structures	253,180	369,000	369,000	
11	1465.1 Dwelling Equipment—nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	77,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	4,038	518		
	Amount of Annual Grant: (sum of lines.....)	445,818	445,818		
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance				
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures		369,000		
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/07				Federal FY of Grant 2007		
Development # Name / HA-Wide	General Description of Major Work Categories	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Original	Revised			
AMP #2 - MV	Remodel East Tower Apartments	1460	16	64,000				
AMP #2 - MV	HVAC Theater Wing	1475		40,000	369,000			
AMP #3 - SS	Porch Railings	1450		5,000	5,300			
AMP #3 - SS	Replace Furnaces	1460	12	24,000				
AMP #3 - SS	Replace Kitchens	1460	12	36,000				
AMP #3 - SS	Replace Appliances	1465.1	70	18,000				
AMP #3 - SS	Office Furnishings	1408						
AMP #5 - CT	New Phone System	1475	1	20,000				
AMP #5 - CT	Replace Emergency Generator	1475	1	41,000				
AMP #5 - CT	Dining Room/Lobby Furnishings	1475		24,000				
AMP #5 - CT	Site Acquisitions	1450						
HA-Wide	Supplement Operations	1406		0				
HA-Wide	Force Account Labor	1460		40,000				
HA-Wide	Administration	1410		40,000	40,000			
HA-Wide	Management Improvements	1408		45,600	9,200			
HA-Wide	Architectural & Engineering	1430		18,000	21,800			
	Contingency	1502		4,218	518			

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/07				Federal FY of Grant: 2007	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/12/2009			09/12/2011			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **OSHKOSH HOUSING AUTHORITY** Grant Type & #: **Capital Fund Program WI39 P113 501/08** Federal FY of Grant: **2008**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40,000			
3	1408 Management Improvements Soft Costs	4,000			
	Management Improvements Hard Costs	8,000	4,000		
4	1410 Administration	44,500	40,000	40,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000	16,000		
8	1440 Site Acquisition		120,000		
9	1450 Site Improvement	100,000	26,000	26,000	
10	1460 Dwelling Structures	184,500	245,000	165,000	
11	1465.1 Dwelling Equipment—nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	52,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	4,000			
19	1502 Contingency	2,621	621		
	Amount of Annual Grant: (sum of lines.....)	451,621	451,621	231,000	
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance	4,000			
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures		165,000		
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/08				Federal FY of Grant 2008		
Development # Name / HA-Wide	General Description of Major Work Categories		Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
					Original	Revised		
AMP #2 - MV	East Tower HVAC		1460	16	64,000	165,000		
AMP #2 - MV	Parking Expansion		1440	1		120,000		
AMP #2 - MV	Special Paving Assessments		1440			26,000		
AMP #3 - SS	Site Improvements		1450		5,000			
AMP #3 - SS	Replace Furnaces		1460	12	24,000			
AMP #3 - SS	Replace Kitchens		1460	12	36,000			
AMP #3 - SS	Replace Appliances		1465.1	70	18,000			
AMP #5 - CT	New Phone System		1475	1	20,000			
AMP #5 - CT	Replace Emergency Generator		1475	1	41,000			
AMP #5 - CT	Dining Room/Lobby Furnishings		1475		24,000			
AMP #5 - CT	Site Acquisitions		1450					
HA-Wide	Supplement Operations		1406		0			
HA-Wide	Force Account Labor		1460		40,000	80,000		
HA-Wide	Administration		1410		40,000	40,000		
HA-Wide	Management Improvements		1408		45,600	4,000		
HA-Wide	Architectural & Engineering		1430		12,000	16,000		
	Contingency		1502		4,218	621		

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/08				Federal FY of Grant: 2008	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06/12/2010			06/12/2012			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **OSHKOSH HOUSING AUTHORITY** Grant Type & #: **Capital Fund Program WI39 P113 501/09** Federal FY of Grant: **2009**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line #	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 Soft Costs				
	Management Improvements Hard Costs	44,000	4,000		
4	1410 Administration	40,000	40,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000	12,000		
8	1440 Site Acquisition		130,000		
9	1450 Site Improvement	194,400	1,200		
10	1460 Dwelling Structures	177,600	264,000		
11	1465.1 Dwelling Equipment—nonexpendable		17,800		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,400			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	6,866	8,266		
	Amount of Annual Grant: (sum of lines.....)	477,266	477,266		
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance	4,000			
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/09				Federal FY of Grant 2009		
Development # Name / HA-Wide	General Description of Major Work Categories	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Original	Revised			
AMP #2 - MV	Remodel East Tower Apartments	1460	16	64,000	200,000			
AMP #2 - MV	Replace Appliances	1465.1			16,000			
AMP #3 - SS	Site Improvements	1450		5,000	1,200			
AMP #3 - SS	Replace Furnaces	1460	12	24,000	2,400			
AMP #3 - SS	Replace Kitchens	1460	12	36,000	3,000			
AMP #3 - SS	Replace Appliances	1465.1	70	18,000	1,800			
AMP #5 - CT	New Phone System	1475	1	20,000				
AMP #5 - CT	Replace Emergency Generator	1475	1	41,000				
AMP #5 - CT	Dining Room/Lobby Furnishings	1475		24,000				
AMP #5 - CT	Site Acquisitions	1450			130,000			
AMP #5 - CT	Upgrade Hot Water System	1460			40,000			
HA-Wide	Supplement Operations	1406		0				
HA-Wide	Force Account Labor	1460		40,000	18,600			
HA-Wide	Administration	1410		40,000	40,000			
HA-Wide	Management Improvements	1408		45,600	4,000			
HA-Wide	Architectural & Engineering	1430		12,000	12,000			
	Contingency	1502		4,218	8,266			

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/09				Federal FY of Grant: 2009	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06/12/2011			06/12/2013			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **OSHKOSH HOUSING AUTHORITY** Grant Type & #: **Capital Fund Program WI39 S113 501/09** Federal FY of Grant: **2009**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40,000			
3	1408 Management Improvements Soft Costs	4,000			
	Management Improvements Hard Costs	8,000			
4	1410 Administration	44,500	24,000	24,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000	12,000	12,000	
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000			
10	1460 Dwelling Structures	184,500			
11	1465.1 Dwelling Equipment—nonexpendable		535,663	535,663	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	52,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	4,000			
19	1502 Contingency	2,621			
	Amount of Annual Grant: (sum of lines.....)	571,663	571,663	571,663	
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance	4,000			
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures		535,663		
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 S113 501/09				Federal FY of Grant 2009		
Development # Name / HA-Wide	General Description of Major Work Categories	Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost	Status of Work	
AMP #2 - MV	East Tower HVAC Improvements	1460	8	64,000	535,663			
AMP #2 - MV	Parking Expansion/Paving Tax	1460	1					
	Replace Appliances	1465.1						
AMP #3 - SS	Site Improvements	1450		5,000				
AMP #3 - SS	Replace Furnaces	1460	12	24,000				
AMP #3 - SS	Replace Kitchens	1460	12	36,000				
AMP #3 - SS	Replace Appliances	1465.1	70	18,000				
AMP #5 - CT	New Phone System	1475	1	20,000				
AMP #5 - CT	Replace Emergency Generator	1475	1	41,000				
AMP #5 - CT	Dining Room/Lobby Furnishings	1475		24,000				
AMP #5 - CT	Site Acquisitions	1450						
HA-Wide	Supplement Operations	1406		0				
HA-Wide	Force Account Labor	1460		40,000				
HA-Wide	Administration	1410		40,000	24,000			
HA-Wide	Management Improvements	1408		45,600				
HA-Wide	Architectural & Engineering	1430		12,000	12,000			
	Contingency	1502		4,218				

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 S113 501/09				Federal FY of Grant: 2009	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	03/17/2010			03/17/2011			

Part I: Summary						
PHA Name/Number Oshkosh Housing Authority WI39113		Locality (City/County & State) Oshkosh, WI			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision #	
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
B.	Physical Improvements Subtotal	Annual Statement	390,000	390,000	390,000	390,000
C.	Management Improvements		6,000	6,000	6,000	6,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		44,000	44,000	44,000	44,000
F.	Other		10,000	10,000	10,000	10,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		472,000	478,000	484,000	491,000
L.	Total Non-CFP Funds					
M.	Grand Total					

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input 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
		Annual Statement				
	AMP 2 – Mainview		Expand Efficiency Apts	Expand Efficiency Apts		
	AMP 2 - Mainview		Remodel Apartments	Remodel Apartments		
	AMP 2 - Mainview		Upgrade VAC	Upgrade VAC		
	AMP 2 - Mainview					
	AMP 2 - Mainview					
	AMP 3 – Scattered Sites		New Furnaces & AC	New Furnaces & AC	New Furnaces & AC	New Furnaces & AC
	AMP 3 – Scattered Sites					
	AMP 3 – Scattered Sites		Replace Roofs	Replace Roofs	Replace Roofs	Replace Roofs
	AMP 3 – Scattered Sites		New Construction/Acq.	New Construction/Acq.	New Construction/Acq.	New Construction/Acq.
	AMP 3 – Scattered Sites		Replace Driveways	Replace Driveways	Replace Driveways	Replace Driveways
	AMP 3 – Scattered Sites					
	AMP 5 – Court Tower		Tuckpointing			Tuckpointing
	AMP 5 – Court Tower		Replace Modernize Roof	Replace Modernize Roof		
	AMP 5 – Court Tower		Site Acquisitions	Add Visitors Entrance	Add Visitors Entrance	
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					
	AMP 5 – Court Tower					

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 07/01/2011 FFY 2011			Work Statement for Year: 07/01/2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 2 – Mainview	Intercom/Phone/Cameras	30,000	AMP 2 - Mainview	Remodel Apartments	60,000
Annual	AMP 2 - Mainview	Remodel Apartments	150,000			
Statement	AMP 2 - Mainview	Common area Furnishings	76,000			
	AMP 2 - Mainview	Laundry/Vending Equip	4,000	AMP 3 – Scattered Sites	New Furnaces & AC	16,000
	AMP 3 – Scattered Sites	Site/Parking Updates	16,000	AMP 3 – Scattered Sites	Replace Roofs	40,000
	AMP 3 – Scattered Sites	Replace Furnaces	48,000	AMP 3 – Scattered Sites	New Construction/Acq.	150,000
	AMP 5 – Court Tower	Intercom/Access/Cameras	18,000	AMP 5 – Court Tower	Tuckpointing	80,000
	AMP 5 – Court Tower	Laundry/Vending Equip	6,000	AMP 5 – Court Tower	Replace Modernize Roof	24,000
	AMP 5 – Court Tower	Phone System	32,000			
	Force Account Labor		36,000	Force Account Labor		36,000
		Subtotal of Estimated Cost	\$416,000		Subtotal of Estimated Cost	\$406,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 07/01/2013 FFY 2013			Work Statement for Year: 07/01/2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 2 – Mainview	Site Acquisitions	40,000	AMP 2 – Mainview	Site Acquisitions	40,000
Annual						
Statement	AMP 5 – Court Tower	Tuckpointing	96,000	AMP 3 – Scattered Sites	Replace Kitchens	64,000
	AMP 5 – Court Tower	Replace Modernize Roof	64,000	AMP 3 – Scattered Sites	New Construction/Acq.	72,000
	AMP 5 – Court Tower	CFFP Loan	160,000			
				AMP 5 – Court Tower	Replace Modernize Roof	36,000
				AMP 5 – Court Tower	CFFP Loan	160,000
	Force Account Labor		32,000	Force Account Labor		32,000
		Subtotal of Estimated Cost	\$392,000		Subtotal of Estimated Cost	\$404,000

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 I: Summary

PHA Name: Oshkosh Housing Authority	Grant Type and Number Capital Fund Program Grant No: W139 P113 501-10 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
							Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements		5,000				
4	1410 Administration (may not exceed 10% of line 21)		36,000				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		12,000				
8	1440 Site Acquisition		335,000				
9	1450 Site Improvement		16,860				
10	1460 Dwelling Structures		46,000				
11	1465.1 Dwelling Equipment—Nonexpendable		4,000				
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment		2,400				
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴		7,920				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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 I: Summary		FFY of Grant: 2010	
PHA Name: Oshkosh Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2010	

Line	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²			Expended	
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	462,780					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director *[Signature]* Date *4/12/2010* Signature of Public Housing Director _____ Date _____

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

Part II: Supporting Pages

PHA Name: Oshkosh Housing Authority		Grant Type and Number Capital Fund Program Grant No: W139 P113 501/10 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
AMP #2 - Mainview	Remodel East Tower Apartments	1460	8	48,000				
AMP #2 - Mainview	HVAC Renovations	1460		80,000				
AMP #2 - Mainview	Expand Parking & Site Improvements	1450		80,000				
AMP 3/ Scattered sites	Site Improvements	1450	1	16,860				
AMP 3/ Scattered sites	Replace Furnaces	1460	4	6,000				
AMP 3/ Scattered sites	Replace Kitchens	1460	4	16,000				
AMP 3/ Scattered sites	Replace Appliances	1465.1	4	4,000				
AMP 5 - Court Tower	Site Acquisition	1450		335,000				
PHA - Wide	Supplemental Operations	1406						
PHA - Wide	Force Account Labor	1460		24,000				
PHA - Wide	Administration	1410		36,000				
PHA - Wide	Management Improvements	1408		5,000				
PHA - Wide	Architectural & Engineering	1430		12,000				
	Contingency	1502		7,920				

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

² To be completed for the Performance and Evaluation Report.

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, Allen Davis the Director of Community Development certify that the Five Year and
Annual PHA Plan of the Oshkosh Housing Authority is consistent with the Consolidated Plan of
City of Oshkosh prepared pursuant to 24 CFR Part 91.

Allen Davis 4/27/10

Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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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 2010 5-Year and 2010 Annual PHA Plan for the PHA fiscal year beginning July 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.

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.

Oshkosh Housing Authority

WI39-113

PHA Name

PHA Number/HA Code

xxx 5-Year PHA Plan for Fiscal Years 2010 - 2014

xxx 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 Claude Benedict	Title Chairman
Signature 	Date 4-13-2010

Violence Against Women Act

Annual Report

In accordance with the policies adopted in June 2008 the Oshkosh and Winnebago County Housing Authorities have implemented practices to protect victims of domestic violence.

Staff are trained to recognize abuse, and to remain cognizant of the impact abuse can have on applicants, clients and guests. Social Service Coordinators and Wellness Nurses are available to offer counsel if staff think they need help dealing with a reported victim or an un-declared victim. No person is denied access to benefits or housing based on their status as a victim.

The Authority has extensive contact with Christine Anne Domestic Abuse Services, Inc., and Harbor House, Inc., the two largest providers in the area. The Authorities have also followed up in the past year with other providers including Sienna Apartments and Farther Carr's when their clients have sought out the Authority.

The Authority has improved communications with local law enforcement, so that regular contact is maintained and records of previous incidents and current situations are shared and documented. This feedback has allowed both parties to be pro-active when concerns at any property are identified.

In applicant interviews or Informal Reviews potential recipients, or their advocates, have been allowed to explain, describe and detail behavior well beyond police incident narratives. Interviewees are presented a copy of Form HUD-91067 and VAWA and the terms are explained.

Consideration has been given to victims whose abuser left them with lease obligations, credit issues, delinquent utilities and other deficits. Those deficits were always considered in light of the abusers influence and control and then offset by other evidence of the victim's positive behavior before or after the relationship with the abuser.

No grievances, claims or suit have been filed suggesting the Authorities failed to give a victim every opportunity to demonstrate that they had the potential to succeed in subsidized housing. Conversely, several applicants successfully demonstrated that their shortcomings were not their responsibility alone and through behavioral assessment, counseling or perseverance established they were a reasonable risk to be program and or lease compliant.

Thus, all applicants and clients were given full consideration to their special circumstances as provided for under local policy and the Violence Against Women Act.