PHA Plans

Streamlined Annual Version

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

Office of Public and Indian Housing

OMB No. 2577-0226 (exp. 05/31/2006)

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2004

PHA Name: Bruce Housing Authority

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Bruce		PHA Num	iber: WI029	
PHA Fiscal Year Beginnii	ng: 10/20	04		
PHA Programs Administs Public Housing and Section Number of public housing units: Number of S8 units:	8 Se Numbe	er of S8 units: Number	blic Housing Only er of public housing units	: 45
PHA Consortia: (check be a Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Progran
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				
Name: Susan Kempen TDD: Public Access to Informat Information regarding any act (select all that apply) X PHA's main administration	tivities out	_	bhouse@brucetel	ontacting:
Display Locations For PH	A Plans	and Supporting D	ocuments	
The PHA Plan revised policies of public review and inspection. If yes, select all that apply: X Main administrative office PHA development mana Main administrative office Public library	X Yes ce of the P gement off ce of the lo	□ No. HA fices		
PHA Plan Supporting Documen X Main business office of t Other (list below)			(select all that app pment managemen	

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Streamlined Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

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

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

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

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

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

Form SF-LLL &SF-LLLa, <u>Disclosure of Lobbying Activities</u>.

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Development Information: (Name, number, location)		Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2.	What is the number of site based waiting list developments to which families may apply at one time?
3.	How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.	Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:
В.	Site-Based Waiting Lists – Coming Year
	PHA plans to operate one or more site-based waiting lists in the coming year, answer each following questions; if not, skip to next component.
1. 1	How many site-based waiting lists will the PHA operate in the coming year?
2.	Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?

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Annual Statement.

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

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	HOPE VI Revitalization Grant Status
a. Development Name	
b. Development Num c. Status of Grant:	ber:
Revitalizati Revitalizati Revitalizati	on Plan under development on Plan submitted, pending approval on Plan approved oursuant to an approved Revitalization Plan underway
3. Yes X No:	Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name(s) below:
4. Yes X No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes X No: W	Vill the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
	nt Based AssistanceSection 8(y) Homeownership Program R Part 903.12(c), 903.7(k)(1)(i)]
1. Yes X No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)
2. Program Description	on:
a. Size of Program Yes No:	Will the PHA limit the number of families participating in the Section 8 homeownership option?
	If the answer to the question above was yes, what is the maximum number of participants this fiscal year?
b. PHA-established e	ligibility criteria Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. Wh	nat actions will the PHA undertake to implement the program this year (list)?
3. Ca	pacity of the PHA to Administer a Section 8 Homeownership Program:
The P	HA has demonstrated its capacity to administer the program by (select all that apply): Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
	Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
	Partnering with a qualified agency or agencies to administer the program (list name(s)
	and years of experience below): Demonstrating that it has other relevant experience (list experience below):
4 17	
4. U	se of the Project-Based Voucher Program
Inter	nt to Use Project-Based Assistance
	les X No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the ag year? If the answer is "no," go to the next component. If yes, answer the following ons.
1.	Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
	low utilization rate for vouchers due to lack of suitable rental units access to neighborhoods outside of high poverty areas other (describe below:)
2.	Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
	HA Statement of Consistency with the Consolidated Plan R Part 903.15
For eatimes	ach applicable Consolidated Plan, make the following statement (copy questions as many as necessary) only if the PHA has provided a certification listing program or policy ses from its last Annual Plan submission.
1. Co	onsolidated Plan jurisdiction: State of Wisconsin

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	e PHA has taken the following steps to ensure consistency of this PHA Plan with the
Co	nsolidated Plan for the jurisdiction: (select all that apply)
X	The PHA has based its statement of needs of families on its waiting lists on the needs
	expressed in the Consolidated Plan/s.
	The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
	The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
	Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
	Other: (list below)
	ne Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions commitments: (describe below)

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<u>6. Supporting Documents Available for Review for Streamlined Annual PHA Plans</u>

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

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

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

Annual Statement/Per	formance and Evaluation Report				
Capital Fund Program	n and Capital Fund Program Replacemer	nt Housing Factor ((CFP/CFPRHF)	Part I: Summary	
PHA Name: Bruce Housing		Grant Type and Number		<u> </u>	Federal FY
Ç		Capital Fund Program Gra	ant No:WI39-P029-	-501-04	of Grant:
		Replacement Housing Fac	ctor Grant No:		2004
	ent Reserve for Disasters/ Emergencies Revis				
		erformance and Evalua		1	
Line No.	Summary by Development Account	Total Estin		Total Act	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	61311.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	61311.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard				
	Costs				
26	Amount of line 21 Related to Energy Conservation				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Bruce Housing	PHA Name: Bruce Housing Authority Grant Type and Number Federal F					
	Capital Fund Program Grant No:WI39-P029-501-04			of Grant:		
Replacement Housing Factor Grant No:					2004	
XOriginal Annual Stateme	ent Reserve for Disasters/ Emergencies Rev	ised Annual Statement	(revision no:)			
Performance and Evalu	ation Report for Period Ending: Final F	erformance and Evalua	ation Report			
Line No.	Summary by Development Account	Total Estin	nated Cost	Total Act	tual Cost	
		Original	Revised	Obligated	Expended	
	Measures					

	ment/Performance and Program and Capital		_	acement Ho	ousing Fact	or (CFP/CFP	RHF)	
_	porting Pages		-		6		,	
PHA Name: Bruce Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39-P029-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WI029	Replacement Reserve	149 0		61311.00				

									
Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Bruce Housing Authority		Grant Type and		WH20 B020 501	Federal FY of Grant: 2004				
		Capital Fund Program Grant No: WI39-P029-501-04 Replacement Housing Factor Grant No:							
Development	General Description of	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of	
Number	Major Work Categories	No.				Wo			
Name/HA-									
Wide									
Activities									
				Original	Revised	Funds	Funds		
						Obligated	Expended		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:	Grant Type and Number Capital Fund Program No: WI39-P029-501-04 Replacement Housing Factor No:	Federal FY of Grant:2004					

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WI029	09/30/06			09/30/07			

8. Capital Fund Program Five-Year Action Plan

Capital Fund P Part I: Summa	_	ve-Year Action Plan			
PHA Name	•			Original 5-Year Plan Revision No:	l
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
7117 11100		FFY Grant: WI39P02950101 PHA FY: 10/01/01	FFY Grant: WI39P02950102 PHA FY: 10/01/02	FFY Grant: WI39P02950103 WI39P02950203 PHA FY: 10/01/03	FFY Grant: WI39P02950104 PHA FY: 10/01/04
WI029	Annual Statement \$64397.00	\$65678.00	\$63998.00	\$61311.00	\$61311.00
CFP Funds Listed for 5-year planning					

8. Capital Fund Program Five-Year Action Plan

Replacement			
Housing Factor			
Funds			

Capital Fund Program Five-Year Action Plan									
Part II: Supporting Pages—Work Activities									
Activities	Ac	ctivities for Year: 2		Ac	Activities for Year: 3				
for	FFY Grant: WI39P02950101				rant: WI39P029501	02			
Year 1	PHA FY: 10/01/01			PHA FY: 10/01/02					
	Development	Major Work	Estimated Cost	Development	Major Work	Estimated			
	Name/Number	Categories		Name/Number	Categories	Cost			
See	WI029-01 & 02	1406	21806.00	WI029-01 & 02	1406	8.00			
Annual	WI029-01 & 02	1450	15750.00	WI29-01	1460	3400.00			
Statement	WI029-01 & 02	1465.1	19880.00	WI29-02	1460	52140.00			
	WI029-02	1465.1	8242.00	WI29-01 & 02	1470	7850.00			
				WI29001 & 02	1475.03	600.00			
	Total CFP Estimated	Cost	\$65678.00			\$63998.00			

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities Activities for Year: 4 Activities for Year: 5 FFY Grant: WI39P02950103 FFY Grant: WI39P02950104 WI39P02950203 PHA FY: 10/01/04 PHA FY: 10/01/03 **Development Major Work Estimated Cost Development Major Work Estimated Cost** Name/Number **Categories** Name/Number **Categories** WI029-01 & 02 21422.00 1490 61311.00 WI029-01 & 02 1406 WI029-02 1460 24500.00 WI029-01 & 02 1470 1200.00 WI29-01 & 02 1475 4000.00 WI029-01 & 02 1490 10189.00

\$61311.00

\$61311.00