

**Superior Housing Authority
2007 Annual Report**

Supporting Community
Partnerships for
Affordable Housing



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Superior Housing Authority — Making “Home Sweet Home” in Superior

We're pleased to present the 2007 Superior Housing Authority (SHA) Annual Report. The report highlights how the SHA's various housing opportunities are helping make the dream of “Home Sweet Home” a reality for families and individuals in Superior. The SHA is the largest owner and manager of residences in the city. From family housing to homes for older adults and students, the SHA provides comfortable and safe housing options for many residents throughout the area.

The SHA is one of 3,400 public housing authorities operating in the United States under the U.S. Department of Housing and Urban Development (HUD). We are excited to announce that HUD awarded your housing authority a 97% Section Eight Management Assessment Program (SEMAP) and a 95% Public Housing Assessment System (PHAS) performance score for 2007! These high performer awards recognize that the SHA is dedicated to providing quality, affordable housing to the citizens of Superior.

We hope that you will take a few minutes to read this report. We believe it will show you how the Superior Housing Authority is making “Home Sweet Home” sweeter for many folks in Superior.

Board of Commissioners Superior Housing Authority



CAROL: *New start in a new home*

Carol and her husband loved their life and home. But Carol's life changed in an instant when her husband died, leaving her in a home she knew she couldn't take care of on her own.

With limited options, she turned to the SHA for help and a new start. After filling out an application and being approved, she went to view the newly completed New York apartments in Superior, owned by MetroPlains, LLC of St. Paul and managed by the SHA. Carol had already packed up most of her things knowing she had to move, but “this is where the story gets funny,” she explains. “The day I went and saw the apartment was the day I moved in.”

The apartments were ready, as was Carol. It just so happened the SHA even had folks available to help her move that afternoon. Carol instantly fell in love with the place so the decision to become the first tenant in the complex in December of 2006 was simple. Today, she says she couldn't imagine living anywhere else. “Living here is like coming home. I love the high ceilings. They did a really great job on these apartments.”

Superior Housing Authority Board of Commissioners



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Brad Laible, SHA's FSS/Resident Initiatives Specialist, Viola, a resident of Idziorek Manor Residence, and Laura Hursh, Deputy Director of SHA Administration, visit on Viola's porch.



MARIE:

They're like my family

When Marie is asked how she first learned of housing through the SHA, it takes a while for her to remember. But then again, one can't blame her since she's been living in their apartments for 35 years.

Marie first moved to the Park Place apartments in the '70s. Since then, she's raised her children and even one of her granddaughters in the duplex. At this point in time, she wouldn't even consider moving on. "It really is a good place to live," she explains. "They let me have my gardens which are really important to me." Her cat, Max, also lives with her.

Marie loves the SHA staff for a variety of reasons – one of which is they go out of the way to make sure she is never forgotten. "They give me flowers on my birthday," she says. "They are really nice. And generally when you are given something that nice it comes with a catch, but they do it just because they care. They are like my family."





HEATHER: *Community connections*

Growing up in the region, Heather had heard about the SHA numerous times. But it wasn't until 2006 that she realized the organization would help improve her quality of life.

She says without them, things would have gotten extremely tough for her family during her two pregnancies. "It would have been hard to find a landlord who would have been understanding and adjusted my rent when I couldn't work. I imagine I would have fallen into a lot of financial trouble without the SHA."

Today, Heather and her fiancé, Amenti, are raising their two boys, 4-year-old Nythaniel and 1-½-year-old Nautolie, in the complex. They love the place because a variety of activities are always going on for her boys and their apartment complex feels more like a community than just a rental. "Everyone is really friendly here. It is like a community – where everyone watches out for each other."



STEVE: *Helping hands, help each other*

Steve first learned of the SHA, not by using their services, but by working for them. As a former repairman and handyman, he often found himself working on one of SHA's units.

In 2007, though, Steve needed a helping hand. A lack of funds for adequate housing had left him looking for a place to live – something the SHA was able to help him with.

"If it weren't for them, I certainly would be caught between a rock and a hard place," he says. "I am sincerely grateful to the Superior Housing Authority and I can honestly say giving up this apartment would be the most difficult thing to give up."

The thing he loves most about the Bayview apartments is the convenience. "I love the accessibility these apartments have to the community," he says. "They are centrally located to banks, grocery stores, gas stations, anything you might need."

The Housing Authority of the City of Superior, Wisconsin, combined Balance Sheets as of December 31, 2007

Annual Contributions Contract

	Low Rent	Section 8
ASSETS		
Cash	\$ 545,293.91	\$ 123,047.84
Accounts Receivable.....		0.00
Tenants	15,674.75	0.00
Other	65,732.44	0.00
General Fund Investments	868,107.87	27,173.75
Debt Amortization Funds	0.00	0.00
Deferred Charges	149,047.64	0.00
Land, Structures & Equipment.....	7,555,137.11	0.00
TOTAL ASSETS	<u><u>\$ 9,198,993.72</u></u>	<u><u>\$ 150,221.59</u></u>
LIABILITIES & SURPLUS		
Accounts Payable		
Trade.....	\$ 60,318.23	\$ 271.42
Tenants Security Deposits.....	83,654.23	0.00
HUD	0.00	0.00
Other	0.00	46,811.28
Notes Payable	0.00	0.00
Interest Payable.....	0.00	0.00
Accrued Liabilities	33,594.56	27,898.61
P.I.L.O.T.	92,995.37	0.00
Deferred Credits	128,057.02	0.00
Non-Current Liabilities	107,588.85	6,523.77
TOTAL LIABILITIES	\$ 506,208.26	\$ 81,505.08
Equity & Contributions	<u>8,692,785.46</u>	<u>68,716.51</u>
TOTAL LIABILITIES & SURPLUS	<u><u>\$ 9,198,993.72</u></u>	<u><u>\$ 150,221.59</u></u>



The SHA is Superior's largest owner and manager of housing for individuals, families, older adults and students.



Mission Statement

To be the area's affordable housing of choice. To provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community.