

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

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Small PHA Plan Update  
NE-090-001  
AURORA HOUSING AUTHORITY  
CROSSROADS COURT OFFICE  
1505 P ST., #1003  
AURORA, NEBRASKA 68818-1341

Annual Plan for Fiscal Year: 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** AURORA HOUSING AUTHORITY

**PHA Number:** NE 090 001

**PHA Fiscal Year Beginning:** March 31, 1968

### **PHA Plan Contact Information:**

Name: Sally Wilson

Phone: 402-694-3292

TDD: (800) 833-0920

Email (if available): crossroads@hamilton.net

### **Public Access to Information**

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

Main administrative office of the PHA

PHA development management offices

### **Display Locations for PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Other (list below)

Omaha Office of Housing & Urban Development

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

Main business office of the PHA

PHA development management offices

Omaha Office of Housing & Urban Development

### **PHA Programs Administered:**

Public Housing Only



## Annual PHA Plan Fiscal Year 2000

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments selecting all that apply provides. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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### ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Our Annual Plan is based on the premise that if we accomplish our goals and

Objectives we will be working toward the achievement of our mission. To provide Safe, decent, and affordable, housing, create and opportunities for residents self-Sufficiency and economic independence and assure integrity for all participants. This plan, statements, budget summary, policies, are set forth in the Annual Plan With all leading toward the accomplishment of goals and objectives and that they Are consistent with the Consolidated Plan.

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Adopting policies in relations to the Agency plan and the Housing Authorities in Serving others now and in the future to provide affordable housing to the Elderly And Disabled in this community and the area. With goals and guidelines.

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

A. Yes: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the Aurora Housing Authority estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 48,659.00

C. Yes: Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to Section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component; if “yes”, complete one activity description for each Development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for     units Public housing for     units Preference for admission to other public housing or section 8 Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes : Is the PHA eligible to participate in the PHDEP in the fiscal year covered by the Aurora Housing Authority Plan?

B. What is the amount of the Aurora Housing Authority estimated or actual (if known) PHDEP grant for the upcoming year? \$ 48,659.

C. Yes : Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes : The PHDEP Plan is attached at Attachment NE090H01.

### **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **Resident Advisory Board (RAB) Recommendations and PHA Response**

1. Yes: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board's?
2. If yes, the comments are Attached . Residents Comments.
3. In what manner did the PHA address those comments? Some were taken under advisement
4. Others were addressed and being handled.

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes: Work items were added to the Capital Funding (1) Storm doors and Space Saver-Fold doors and (2)Pet Lease is being redone to meet the needs.

Yes: At the end of the RAB Comments in Attachment Residents' Comments. An explanation of the Aurora Housing Authority consideration is included at the end of the RAB Comments in Attachment NE090P01.

## **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Letter from the Mayor of Aurora, Nebraska attached
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: Flat Rent adopting in the future; Agency Plan; Aggressive pursuit of opportunities for the Elderly, Disabled, and Single near Elderly; Making Housing a Better Place; Continually upgrading and updating of the Authority To serve current residents and opportunity to be self-sufficient; economically independent And to assure fiscal integrity for all participants.

The PHA has based its statement of needs of families in the jurisdiction 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

PHA Requests for support from the Consolidated Plan Agency

No: Does the PHA request financial or other support from the State or local government agency in

order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **C. Criteria for Substantial Deviation and Significant Amendments**

#### **Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan: None.**

**B. Significant Amendment or Modification to the Annual Plan: None.**

**attachment****Supporting Documents Available for Review**

Aurora Housing Authority 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NE090P01	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NE090P01	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
attached	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
NE090C01	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 in the jurisdiction	Annual Plan: Housing Needs
NE090D01	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
NE090E01	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NE090J01	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
NE090F01	Public housing rent determination policies, including the method	Annual Plan: Rent

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	for setting public housing flat rents check here if included in the public housing A & O Policy	Determination
NE090F01	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
N/A	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
NE090G01	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
NE090G01	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
Attached	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
NE090R01	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NE090H01	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
NE090r01	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH 99-52 (HA).	Annual Plan: Capital Needs
NE090I01	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
None	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
None	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
None	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
None	Cooperation 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
None	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
None	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
None	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
None	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NE090J01	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing</li> <li>· Consortium agreement/s between the Phase participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to Phase participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
NE090K01	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	X check here if included in the public housing A & O Policy	
NE090M01	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PH's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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**Table Library**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>PHA Name: Aurora Housing Authority</b>			<b>Grant Type and Number NE26P0907-00</b>		<b>2000</b>
X original annual statement					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3,000			
4	1410 Administration	2,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	33,659			
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	48,659			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>PHA Name: Aurora Housing Authority</b>			<b>Grant Type and Number NE26P0907-00</b>		<b>2000</b>
X original annual statement					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				











### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<b>Original statement</b>	<b>Revised statement</b>	
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>NE090001</b>	<b>Aurora Housing Authority</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Upgrade Computer Equipment</b>	<b>10,000</b>	<b>2001</b>
<b>Installation of Sidewalks &amp; Parking Areas</b>	<b>29,000</b>	<b>2001</b>
<b>Replacement of Storm Doors, &amp; Space Saver Doors</b>	<b>52,500</b>	<b>2002</b>
<b>Replacement of Sprinkler System</b>	<b>49,000</b>	<b>2005</b>
<b>Redo Kitchens in each Unit</b>	<b>80,830</b>	<b>2005</b>
<b>Operating expenditures: Laundry Facilities-Lighting Fixtures-Equipment for Maintenance Space &amp; Office Space-</b>	<b>132,000</b>	<b>2005</b>

<b>Total estimated cost over next 5 years</b>	<b>344,330</b>	

## PHA Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### **Section 1: General Information/History**

**A. Amount of PHDEP Grant \$48,659**

**B. Eligibility type (Indicate with an "x")** N1  N2  R

**C. FFY in which funding is requested 2000**

**D. Executive Summary of Annual PHDEP Plan 2000**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

PHDEP Plan, is for upgrading, updating of the authority to serve current residents and the future of serving other residents.

And to assure fiscal integrity by all who participants in the program.

And to insure that we maintain and reach our goal plans over the next five years and in the future.

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Crossroads Court	38	5,000

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**18 Months x 36 Months x**

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission indicates the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1999	50716	NE26P0906-99	31,856.40		9-99	12-2001

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

PHDEP to present a good image of the Housing Authority to the Public and future Residents of the Authority and to provide safe, decent and affordable housing; opportunities for residents' self-sufficiency and economic independence; and to assure fiscal integrity by all program participants. To recognize the residents needs. To Improve the Housing Authority Management and services that we deliver through oversight, give assistance was needed. Solving problems in partnerships with PHA, Residents, Community, and Governmental Leaders. To be able to meet the changes for improvement. And to efficiently apply resources by using the assessment techniques to tool oversight efforts.

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.



<b>9110 – Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$0.00</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9115 - Special Initiative</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TA Match</b>						<b>Total PHDEP Funding: \$0.00</b>	
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$0.00</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$0.00</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$0.00</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$0.00</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$0.00</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							



## Required Attachment a: Resident Member on the PHA Governing Board

1. No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

Name of resident member(s) on the governing board:

How was the resident board member selected: (select one)?

Elected

Appointed: To be appointed by the Mayor and Aurora City Council

We have recommend Dorothy Reeve-Resident of the Crossroads Court.

1505 P St., Apt.501 501

Aurora, NE.68818

- C. The term of appointment is (include the date term expires):

Adding one more to the Board of Commissioners for a five-year term.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? We are waiting for the Mayor and Aurora City Council to appoint.

The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain): Dorothy Reeve would like to serve on our Board of Commissioners and is waiting for her appointment. The Executive Director does ask for her help at times with things for

The Housing Authority with the needs, necessitates, and expenditures.

- B. Date of next term expiration of a governing board member:

2001

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): The Mayor and Aurora City Council appoint the officials for the governing board. We can only make recommendations

**Required Attachment \_\_b\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Members are chosen by: We Have a Birthday Club group that meets once a month And no one would be on the Residents Advisory Board. So the executive director appointed this group that are in charge of the club group. Since no one wanted any part In the advisory board. Dorothy Reeve is the only Tenant that has offered to serve on the Board of Commissioner and would be very good at it.

Lora Dillman

Lillian Kisler

Reva Fuerstenberger

# EXECUTIVE SUMMARY

**The Aurora Housing Authority –Crossroads Court – 1505 P St., #1003 – Aurora, Nebraska, 68818-1341 has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the HUD requirements.**

We have adopted the following mission statement to guide the activities of the Aurora Housing Authority.

The Mission of the Aurora Housing Authority is to be the area's affordable housing Of choice. We 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 in a non-discriminatory manner.

We have also adopted the following goals and objectives for the next five years.

## FIVE –YEAR GOALS:

The goals and objective adopted by the Aurora Housing Authority are:

1. Manage the Aurora Housing Authority's existing public housing program in an Efficient and Effective Manner thereby qualifying as at least a standard performer.
  1. HUD shall recognize the Aurora Housing Authority as a high performer by December 31, 2004.
  2. The Aurora Housing Authority shall make our public housing units more Marketable to the community as evidenced by an increase in our waiting List to one that requires a six-month wait for housing by December 31, 2004.
  3. The Aurora Housing Authority shall promote a motivating work environment With a capable and efficient team of employees to operate as a customer-Friendly and fiscally prudent leader in the affordable housing industry.
2. Provide a safe and secure environment in the Aurora Housing Authority's Public Housing Development.
  1. The Aurora Housing Authority shall reduce crime in its development so That the crime rate is less than their surrounding neighborhood by December 31, 2004.
  2. The Aurora Housing Authority shall refine the memorandum of understanding Between the jurisdiction's police force and this agency. The purpose of this Is to better define the "edge problem" of crime that occurs near our develop-

ment and develop strategies for identifying and reducing this problem, by the December 31, 2004, through aggressive screening procedures

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We have adopted preferences- for applicants who live or work in Aurora, Elderly, Disabled, and Single Near Elderly automatically get this preference.

We have adopted the screening policy for public housing to ensure to best of our Ability that new admissions will be good neighbors.

Applicants are selected from the waiting list by preference an in order of the Date and time they applied.

We are in the process of establishing a flat rent for the housing authority.

Interim re-certifications are required as needed.

Problem solving with a partnerships with the PHA, Residents, Community, and Local Government, the City of Aurora.

In summary, we are on course to improve the conditions of affordable housing in Aurora.



# FIVE-YEAR PLAN

---

## MISSION STATEMENT

The mission statement of the a Aurora Housing Authority is:

The mission of the Aurora Housing Authority is to be the area's affordable housing of choice. We 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 in a non-discriminatory manner.

## FIVE-YEAR GOALS

The goals and objectives adopted by the Aurora Housing Authority are:

**Goal One:** Manage the Aurora Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

### Objectives:

1. HUD shall recognize the Aurora Housing Authority as a high performer by December 31, 2004.
2. The Aurora Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2004.
3. The Aurora Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

**Goal Two:** Provide a safe and secure environment in the Aurora Housing Authority's public housing developments.

### Objectives:

1. The Aurora Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The Aurora Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to

better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

3. The Aurora Housing Authority shall reduce its evictions due to violations of criminal laws by December 31, 2004, through aggressive screening procedures.

**Goal Three:** Expand the range and quality of housing choices available to participants in the Aurora Housing Authority's tenant-based assistance program.

**Objectives:**

1. Recognize the residents as our ultimate customers.
2. Improve PHA management and service delivery efforts through selective intervention by highly skilled, diagnostic, and results in oriented personnel.
3. The performance and judgement of local leadership abilities.
4. To apply assessment of techniques to reach our goals for serving the Elderly and Disabled and Single Near Elderly in the future and now.
5. Problem solving with a partnerships with the PHA, Residents, Community, and Local government.

## NEEDS ASSESSMENT

---

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there **is not** a need for additional affordable housing resources in our community for Elderly, Disabled, and Single Near Elderly. This need is being met at this time, by the Housing Development Plan of Aurora . Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. We gathered data from our Waiting List .

The Aurora Housing Authority used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

Our agency is part of the entire effort undertaken by the Aurora, Hamilton County, and State of Nebraska, to address our jurisdiction's affordable housing needs. As stated above, the need for housing includes **a study done by the City of Aurora to address the needs of Housing which is met by additional housing that in the process of building at this time.** While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this Plan, we will try to address some of the identified needs by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants from Housing and Urban Development updating and upgrading for affordable housing available in our community. We intend to work with our local partners Aurora City Council to try to meet these identified needs.

This year, we expect to receive funds for our existing programs from the Comprehensive Improvement Assistance Program or as called Capital Funds Program. We will continue to use those resources to house people. At this time we intend to apply for **additional funds each year to update and upgrade to be able to provide safe, decent, and affordable housing for the residents and future residents of the authority. We would not be able to meet these goals without the grants funding from Comprehensive Improvement Assistance Program that is available to the PHA.** Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes beyond our control.

# ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

	Elderly	Disabled	Single Near Elderly
<b>Total Number of Families on the Waiting List</b>	1	1	1 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Bedroom Breakdown:</b>			
One Bedroom Applicants	1	1	1 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
			<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
			<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
			<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
			<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Income Distribution of Applicants:</b>			
Applicants between 50% and 80% of Median	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Applicants between 30% and 49.9% of Median	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Applicants at less than 30% of Median	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Number of Applicant Families Headed by an Elderly Person</b>	1	1	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Number of Applicant Families with a Person with a Disability</b>	0	0	1 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Racial/Ethnic Breakdown:</b>			
White (Non-Hispanic)	1	1	1 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Black (Non-Hispanic)	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
American Indian/Native Alaskan	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Asian or Pacific Islander	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Hispanic	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
Other	0	0	0 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>Average Length of Time to Receive Housing (in months)</b>	1	1	1 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/>
<b>If waiting list is closed, date it closed</b>			<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>

N/A we have not Section 8 Housing only one Development of Public Housing  
for the Elderly , Disabled and Single Near Elderly.

## ANALYSIS OF THE SECTION 8 WAITING LIST

**Total Number of Families on the Waiting List**

\_\_\_\_\_

**Bedroom Breakdown:**

One Bedroom Applicants

\_\_\_\_\_

Two Bedroom Applicants

\_\_\_\_\_

Three Bedroom Applicants

\_\_\_\_\_

Four Bedroom Applicants

\_\_\_\_\_

Five Bedroom Applicants

\_\_\_\_\_

Six or more Bedroom Applicants

\_\_\_\_\_

**Income Distribution of Applicants:**

Applicants between 50% and 80% of Median

\_\_\_\_\_

Applicants between 30% and 49.9% of Median

\_\_\_\_\_

Applicants at less than 30% of Median

\_\_\_\_\_

**Number of Applicant Families Headed by an Elderly Person**

\_\_\_\_\_

**Number of Applicant Families with a Person with a Disability**

\_\_\_\_\_

**Racial/Ethnic Breakdown:**

White (Non-Hispanic)

\_\_\_\_\_

Black (Non-Hispanic)

\_\_\_\_\_

American Indian/Native Alaskan

\_\_\_\_\_

Asian or Pacific Islander

\_\_\_\_\_

Hispanic

\_\_\_\_\_

Other

\_\_\_\_\_

**Average Length of Time to Receive Housing (in months)**

\_\_\_\_\_

**If waiting list is closed, date it closed**

N/A

N/A

N/A

## JURISDICTIONAL NEEDS ASSESSMENT TABLE

<b>Table 1. Needs of Specific Families in the Jurisdiction</b>			
	<b>EXTREMELY LOW INCOME</b>	<b>ELDERLY, DISABLED</b>	<b>RACIAL/ETHNIC GROUP</b>
<b>Affordability Issues</b>	<b>Is affordable</b>	<b>Is affordable</b>	<b>N/A</b>
<b>Supply of Housing</b>	<b>Is adequate</b>	<b>Is adequate</b>	<b>Is adequate</b>
<b>Quality of Housing</b>	<b>Is adequate</b>	<b>Is adequate</b>	<b>Is adequate</b>
<b>Accessibility</b>	<b>Is Adequate</b>	<b>Is adequate</b>	<b>Is adequate</b>
<b>Size</b>	<b>One Bedroom</b>	<b>One Bedroom</b>	<b>One Bedroom</b>
<b>Location of Housing</b>	<b>1505 P St. Aurora, NE.</b>	<b>1505 P St., Aurora,NE.</b>	<b>1505 P St., Aurora, NE.</b>

## PUBLIC HOUSING WAITING LIST NEEDS ASSESSMENT TABLE

<b>Table 2. Needs of Specific Families on the Public Housing Waiting List</b>			
	<b>EXTREMELY LOW INCOME</b>	<b>ELDERLY, DISABLED</b>	<b>RACIAL/ETHNIC GROUP</b>
<b>Affordability Issues</b>	<b>One person</b>	<b>Two persons</b>	<b>3-white</b>
<b>Supply of Housing</b>	<b>38 Low income apartment</b>	<b>38 Low income apartments</b>	<b>38 Low income apartments</b>
<b>Quality of Housing</b>	<b>Low income housing</b>	<b>Low income housing</b>	<b>Low income housing</b>
<b>Accessibility</b>	<b>All ground floor level</b>	<b>All ground floor level</b>	<b>All Ground floor level</b>
<b>Size</b>	<b>One bedroom</b>	<b>One bedroom</b>	<b>One bedroom</b>
<b>Location of Housing</b>	<b>1505 P St., Aurora, NE. Hamilton County</b>	<b>1505 P St., Aurora, NE.Hamilton county</b>	<b>1505 P St., Aurora, NE.Hamilton county</b>

## SECTION 8 WAITING LIST NEEDS ASSESSMENT TABLE

<b>Table 3.</b>			
<b>Needs of Specific Families on the Section 8 Waiting List</b>			
	<b>EXTREMELY LOW INCOME</b>	<b>ELDERLY, DISABLED</b>	<b>RACIAL/ETHNIC GROUP</b>
<b>Affordability Issues</b>			
<b>Supply of Housing</b>			
<b>Quality of Housing</b>			
<b>Accessibility</b>			
<b>Size</b>			
<b>Location of Housing</b>			

<b>STATEMENT OF FINANCIAL RESOURCES</b>		
1	<b>Income/Receipts for Public Housing</b>	
2	Rental Income	80,400
3	Investment Income	3,000
4	Entrepreneurial Activities	N/A
5	Donations	N/A
6	Leveraged Funds	N/A
7	Operating Fund Receipts	
8	Current Capital Fund Receipts	50,716
9	Prior Year Capital Fund Receipts	108,000
10	Current Drug Elimination Program Receipts	000
11	Prior Year Drug Elimination Receipts	000
12	Other Grant Receipts	
13	Other : <u>Subsidy -99</u>	12,500
14	Other : _____	
15	Other : _____	
16	Other : _____	
17	<b>Total Public Housing Income</b>	254,616
18		
19	<b>Expenditures for Public Housing</b>	
20	Capital Fund Expenditures	158,716
21	New Development Expenditures	N/A
22	Anti-Crime and Security Expenditures	N/A
23	Resident Services Expenditures	N/A
24	Program Administration Expenditures	95,900
25	Contributions to Reserve Account	00
26	<b>Total Public Housing Expenditures</b>	254,616
27		
28	<b>Income/Receipts for Tenant-Based Assistance</b>	
29	Annual HAP Contribution	N/A
30	Administrative Reserve Interest Income	N/A
31	<b>Total Tenant-Based Income</b>	N/A
32		
33	<b>Expenditures for Tenant-Based Assistance</b>	
34	HAP Payment to Owners	N/A
35	Program Administration Expenditures	N/A
36	Contributions to Administrative Reserve	N/A
37	<b>Total Tenant-Based Expenditures</b>	N/A

38		
39	<b>Public Housing Reserves</b>	62,670
40	<b>Tenant-Based Administrative Reserves</b>	N/A

# **ELIGIBILITY, SELECTION, AND ADMISSIONS POLICY**

Aurora Housing Authority, 1505 P St, #1003, Aurora, Nebraska, 68818-1341

---

The Aurora Housing Authority operates Public Housing Programs. The policy Statements that cover this portion of our Agency Plan are contained in our Admissions and Continued Occupancy Policy for the Public Housing Program . This is how our policies work.

1. We house Elderly, Disabled and Single Near Elderly.

## **Public Housing**

- a. Admissions Policy**
- b. Made to fit Governmental Regulations Governing Public Housing Admission Policy.**
- c. Made to fit Government regulations governing Public Housing Admission policies.**

## **Occupancy Policies**

- a. Made to fit Government regulations governing Public Housing Occupancy policy.**

## **Waiting List Policies**

- a. Made to fit Government regulations governing Public Housing Waiting list polices.**

RENT DETERMINATION RESPONSE

The Aurora Housing Authority operates Public Housing for Elderly, Disabled, and Single Near Elderly. We have decided to set the following rent policies for the Public Housing.

1. We are retaining the calculation of rent payment at greater of 30% of adjusted monthly income.
2. We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we of the lost in funding to operation the complex.
3. We are retaining our minimum rent to our existing rent policy.
4. We will be determining the flat rent income by the year 2001, due to lack of response to a survey of Marketable Rents in the area.
5. We are taking under advisement the recommendations of HUD to meet our Flat Rent. And at this time we are looking at a flat rent of 385.00. The Ceiling Rent is nonreplicable.

## OPERATION AND MANAGEMENT

---

The Aurora Housing Authority has the following Policies that govern our operations:

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Capitalization Policy
- Check Signing Policy
- Disposition Policy
- Drug Free Policy
- Equal Housing Opportunity Policy
- Ethics Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Investment Policy
- Maintenance Policy (including pest control)
- Natural Disaster Policy
- Personnel Policy
- Procurement Policy
- Community Room Policy

The required pest control policy is contained in our Maintenance Policy (see Section 2.5(A)).

Copies of these policies can be located at the office of the Executive Director at Crossroads Court 1505 P St., #1003, Aurora, Nebraska.

The Aurora Housing Authority operates the following programs:

PROGRAM	BRIEF DESCRIPTION
Public Housing	38 Units of public housing for elderly, disable, and single near elderly.
CIAP	Installation of hi-rise stools; shower doors; 10 sets of bl-fold doors in ten units keeping two sets in reserve; 38 relays For boilers; and concrete work on the exterior.

PROGRAM	BRIEF DESCRIPTION

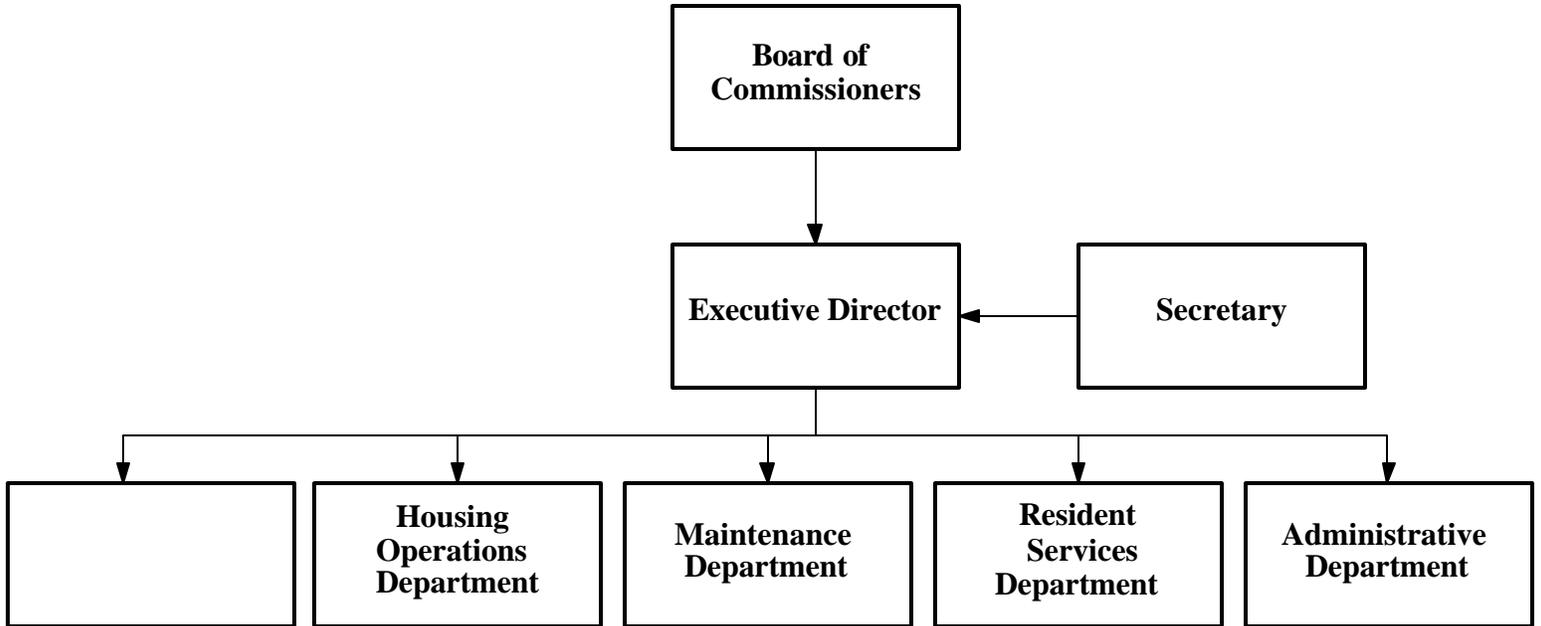
The Aurora Housing Authority has **38** public housing units in the following locations:

DEVELOPMENT NAME	NUMBER OF UNITS	AVERAGE ANNUAL TURNOVER
Crossroads Court	38	3

The Aurora Housing Authority operates a tenant-based program.  
 We **will be adding** a Resident Commissioner on our Board of Commissioners  
 This person will be appointed by the Mayor and City Council of Aurora, the same  
 Of other Commissioners.



**AURORA HOUSING AUTHORITY  
ORGANIZATION CHART**



## OPERATION AND MANAGEMENT

---

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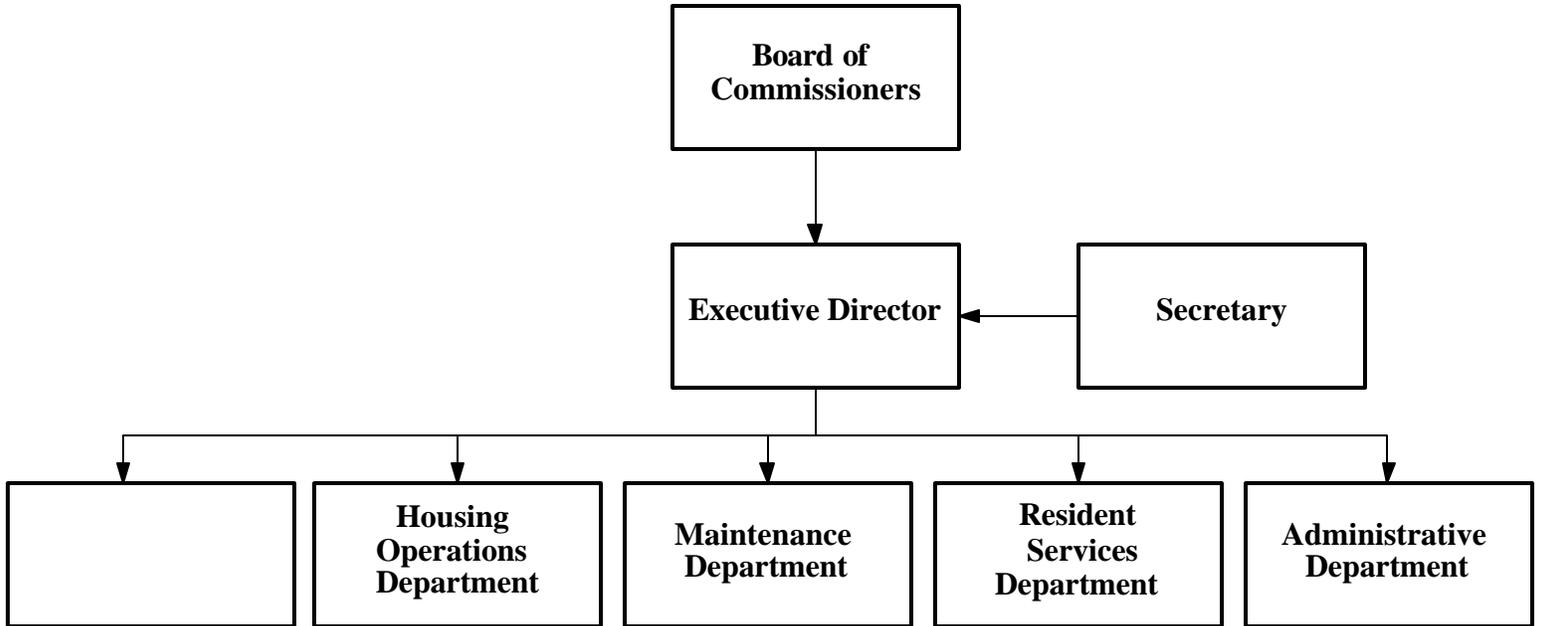
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 We **will be adding** a Resident Commissioner on our Board of Commissioners  
 This person will be appointed by the Mayor and City Council of Aurora, the same  
 Of other Commissioners.



**AURORA HOUSING AUTHORITY  
ORGANIZATION CHART**



## **CAPITAL IMPROVEMENT PLAN**

---

The Quality Housing and Work Responsibility Act of 1998 requires that housing Authorities set forth in their Annual Plan a Capital Improvement Plan. The attached HUD forms are our Plan. The needs we currently have greatly exceed the resources We have to meet these needs. The prioritization decisions we have made were extremely Difficult to make, but are in the best interest of our residents and the community.

This Plan is based on the best information that was available to the Aurora Housing Authority at the time we prepared the Plan. Unfortunately, we were not notified of The exact amount of Capital Funds that will be available for our use in the affected Fiscal Year. In the meantime, we have estimated that we will be receiving 92% Per Unit for Capital Funds for the fiscal year 2000. When exact information is received, We may need to make required revisions to this Plan.



Small PHA Plan Update Page 3  
Table Library

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>PHA Name: Aurora Housing Authority</b>			<b>Grant Type and Number NE26P0907-00</b>		<b>2000</b>
X original annual statement					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3,000			
4	1410 Administration	2,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	33,659			
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	48,659			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>PHA Name: Aurora Housing Authority</b>			<b>Grant Type and Number NE26P0907-00</b>		<b>2000</b>
X original annual statement					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				











### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<b>Original statement</b>	<b>Revised statement</b>	
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
NE090001	Aurora Housing Authority	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Plan (H)</b>
Upgrade Computer Equipment	10,000	20
Installation of Sidewalks & Parking Areas	29,000	20
Replacement of Storm Doors, & Space Saver Doors	52,500	20
Replacement of Sprinkler System	49,000	20
Redo Kitchens in each Unit	80,830	20
Operating expenditures: Laundry Facilities-Lighting Fixtures-Equipment for Maintenance Space & Office Space-	132,000	20
<b>Total estimated cost over next 5 years</b>	<b>344,330</b>	

## PHA Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Notices.**

### Section 1: General Information/History

**A. Amount of PHDEP Grant \$48,659**

**B. Eligibility type (Indicate with an "x")** N1   x   N2   x   R   x  

**C. FFY in which funding is requested** 2000

**D. Executive Summary of Annual PHDEP Plan 2000**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken and expected outcomes. The summary must not be more than five (5) sentences long

PHDEP Plan, is for upgrading, updating of the authority to serve current residents and the future of serving other residents.

And to assure fiscal integrity by all who participants in the program.

And to insure that we maintain and reach our goal plans over the next five years and in the future.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target area (development or site where activities will be conducted), the total number of units within the PHDEP Target Area(s) and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information is required.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Crossroads Court	38	5,000

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the duration; if "Other", identify the # of months).

**18 Months** x **36 Months** x

## DEMOLITION AND/OR DISPOSITION

---

The XYZ Housing Authority is exercising its statutory right to demolish the lesser of 5 or 5% of its units over a five-year period without HUD approval. We are planning to demolish **(Insert a number)** units in **(Insert Name of Development)**. We anticipate completing this activity no later than **(Insert a Conservative Date)**.

## **SAFETY AND CRIME PREVENTION**

---

The Aurora Housing Authority has not received PHDEP Technical Assistance, has not received a PHDEP grant, and has no non-HUD source of funding. The Aurora Housing Authority has little or no security or crime problems.

### **1.0 OVERVIEW/BACKGROUND**

In accordance with the Quality Housing and Work Responsibilities Act of 1998 the Aurora Housing Authority has established this Safety and Crime Prevention Plan which incorporates the following requirements:

- A. Safety Measures on a **development-** (or) **on a jurisdiction-wide** basis to ensure the safety of the residents living in public housing owned and operated by the Aurora Housing Authority.
- B. The Aurora Housing Authority Safety and Crime Prevention Plan has been established in consultation with the Aurora Police Department. Attached as a part of this Plan is a statement by the Aurora Police Department indicating that they have participated in the development of this Plan and stating that they concur in the objectives of this Plan and further stating that they will participate with the Aurora Housing Authority in implementing the various elements of the Plan.
- C. The Aurora Housing Authority Safety and Crime Prevention Plan describes measures to ensure the safety of public housing residents and for crime prevention measures. This Plan describes activities in effect, planned, or contemplated by the Aurora Housing Authority. This Plan describes the coordination planned (or) undertaken between the Aurora Housing Authority and the Aurora Police Department for carrying out the objectives of this Plan.

**Example:** Aurora Housing Authority – Crossroads Court – 1505 P St., Hamilton County, Aurora, Nebraska, 68818-1341. There are 38 apartments on one site, in ten buildings on this Site; we house Elderly, Disabled and Single Near Elderly. When applications are made for Housing we use the Aurora Police Department for the Strike One your out Policy. They notify Us with just a yes or no. Nothing is in writing just orally.

The Aurora Housing Authority is located in Aurora, a small community in Hamilton County in the Eastern section of the State of Nebraska.

The Aurora Housing Authority owns and operates one development totaling 38 units in the City of Aurora.

<u>Name of Development</u>	<u>Project Number</u>	<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>TOTAL</u>
<u>Crossroads Court</u>	<u>NE090</u>		<u>38</u>					<u>38</u>
<u>TOTAL</u>			<u>38</u>					<u>38</u>

## **2.0 SAFETY AND CRIME PREVENTION NEEDS OF OUR DEVELOPMENTS**

There is drug-related crime in this community with a population of less than 5,000 people. The Aurora Housing Authority's are provided the same level of public security and protection as the surrounding neighborhoods and the community at large.

There is no evidence that security problems and drug-related crimes have been increasing in the City of Aurora, on either the Aurora Housing Authority development or surrounding neighborhoods. Crimes that are typically reported include domestic disputes, robbery, and vandalism. There is no outward appearing evidence that drugs are being used in the community.

The Aurora Housing Authority maintains basic records documenting the nature and extent of security and crime problems that occur within the public housing communities. These records are made a part of the residents' files as appropriate. Incidences occurring in public spaces and common areas are generally reported to the Aurora Police Department for their action. The Police Department advises the Housing Authority when illegal activities involve residents. Police records involving Housing Authority residents are made available upon request. The Aurora Police Department has expressed their support to cooperate and partner with the Housing Authority on strategies for ensuring the continued safety and security of residents and preventing drug/crime activity from occurring in and around Housing Authority properties.

### **3.0 GOALS AND OBJECTIVES**

The Aurora Housing Authority Safety and Crime Prevention Plan objectives are to do the following:

- A. Deliver quality customer services and to encourage partnerships with residents (resident organizations) and the local community, including non-PHA service providers that help improve management operations of the Housing Authority.
- B. Encourage programs that promote individual responsibility, self-improvement and community involvement among residents.
- C. Assist residents to achieve economic uplift and develop self-sufficiency.

### **4.0 CURRENT SAFETY AND CRIME PREVENTION ACTIVITIES**

The Aurora Housing Authority is currently involved in the following safety and crime prevention activities:

- A. Tracking crime and crime-related problems and reporting incidents of criminal activity to the Aurora Police department.
- B. Maintaining a system for cooperating with the Aurora Police Department in tracking crime and crime-related problems.
- C. Documenting reports of criminal activity on statistical reports provided by the Aurora Police Department.
- D. Adopting and implementing procedures that screen out and deny admission to specific applicants. Admission is denied to applicants who:
  - 1. Have a recent history of criminal activity involving crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or Housing Authority staff.
  - 2. Were evicted, because of drug-related criminal activity for a minimum of a three-year period beginning on the date of such eviction, unless the applicant has successfully completed, since the eviction, a rehabilitation program approved by the Housing Authority.

3. The Aurora Housing Authority has reasonable cause to believe is illegally using a controlled substance.
4. The Aurora Housing Authority has reasonable cause to believe abuses alcohol in a way that causes behavior that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.

E. Adopting and implementing lease enforcement policies and procedures that include eviction of any resident and/or family members or other occupants of the leaseholder's household who:

1. Engages in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.
2. Engages in drug-related criminal activity.
3. Abuses alcohol in a way that causes behavior that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.

Documentation supporting the Safety and Crime Prevention policies and procedures are on file at the office of the Aurora Housing Authority.

The Aurora Housing Authority does not plan to apply for Public Housing Drug Elimination Program funding in its next fiscal year.

November 23, 1999

Sally Wilson, Executive Director  
Aurora Housing Authority  
Crossroads Court Office  
1505 P St., #1003  
Aurora, Nebraska 68818-1341

Dear Ms. Wilson,

Thank you very much for giving the Aurora Police Department the opportunity to work with you on your Safety and Crime Prevention Plan. Hopefully our collaborative effort will enhance the public safety of your residents. We fully support your efforts under this Plan and will do everything we can to assist you to accomplish its goals. This includes assisting the agency in its data collection and program monitoring efforts required by the PHDEP program performance system. Our memorandum of agreement (or understanding) details all of these activities.

Sincerely yours,

Chief of Police  
Charles Headley

## **PET POLICY**

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (Published February 18, 1999, in the Federal Register), this Section is not being Submitted until HUD completes its rulemaking process and we have had a chance to Effectively deal with the new requirements.

WE ARE USING RULES OF OCCUPANCY RULES AND REGULATIONS GOVERNING PETS FOR THE AURORA HOUSING AUTHORITY UNTIL THE NEW RULINGS ARE IN EFFECT. RESOLUTION 15-96, EXHIBIT 840-A; IS ATTACHED.

## **CIVIL RIGHTS CERTIFICATION**

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The Aurora Housing Authority does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply 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. This is in continuation of our long-standing anti-discrimination tradition.

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Executive Director

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Date



## **-ANNUAL AUDIT**

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In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), our annual audit is not being submitted with this document because HUD has already received a copy of the audit. If anyone wants to view the annual audit of the Aurora Housing Authority, they can do so by coming to our office during normal working hours and requesting to see it. The Aurora Housing Authority has an Annual Audit each year .

## RESIDENT COMMENTS

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The Aurora Housing Authority has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process.

First notice of meeting was posted in the Main building of the Complex for September 15<sup>th</sup>, 1999, at 2:00 p.m.; with no response or no one attended.

On October 12, 1999, a meeting of the Board of Commissioners recommended that the Executive Director choose three Residents for the resident comments, and set up a meeting with the Residents. Which was scheduled twice to accommodate the residents

November 19, 1999 – Meet was scheduled with three Residents and the Executive Director attend.

Attached are copies of the advertisement we ran, sign-in sheets from the public hearing, minutes of our meetings with the Resident Advisory Board, and other relevant information.

As a result of this effort, we received the following comments and responded to them in the following manner.

**Comment :** Residents requested , new storm doors and new bi-fold doors for their units. Using Capitol Improvement Plan Funding for this Project.

**Response :** Board of Commissioners Adopted.

**Comment :** Pet Lease , needs to be updated.

**Response:** As soon as the new regulations are updated. It was recommended That the Resident Committee would meet again and help with the New policy.

**Comment :** New tables and chairs for the community room.

**Response :** That this would be taken under advisement.

## **RESIDENT COMMISSIONER**

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Although we are not required to complete this Section of the Annual Plan according to the February 18, 1999, Interim Rule, we want to take this opportunity to explain the process we will use to select a Resident Commissioner.

We Aurora Housing Authority Board of Commissioner, will take recommendations from the Executive Director of the Aurora Housing Authority, for the Resident Commissioner and then Present these names to the Mayor of Aurora and the City Council for their approval. By adding Now there are five members on the Board Commissioners, this would change it to Six Board Commissioners of the Aurora Housing Authority . In the year 2001.

AURORA HOUSING AUTHORITY - CROSSROADS COURT- 1505 P ST., AURORA, NEBRASKA  
PUBLIC HOUSING FOR ELDERLY, DISABLED, AND SINGLE NEAR ELDERLY.

AGENCY PLAN PUBLIC HEARING:

1. WELCOME
2. BACKGROUND
3. AGENCY PLAN DEVELOPMENT PROCESS
4. FIVE YEAR PLAN-MISSION STATEMENT AND GOALS.
5. NEEDS AND STRATEGIES FOR ADDRESSING NEEDS
6. ANNUAL COMPONENTS
7. QUESTIONS AND ANSWERS

BACKGROUND

UNDER THE QUALITY HOUSING & WORK RESPONSIBILITY ACT OF 1998

CONGRESS SIGNED THE BILL ON OCTOBER 21, 1998

OVERHAUL OF THE 1937 HOUSING ACT

MAJOR COMPONENTS OF QHWRA:

- Merger of the section 8 certificate and voucher program  
(which does not affect this public housing)
  
- Major changes to the admissions and occupancy policies  
(which does not affect this public housing)
  
- New capital funding system  
(this affects)
  
- New financial reporting system-conversion to GAAP Accounting  
(All done Electronic transmission system and extra accounting services)
  
- Electronic transmission system  
(this is done on the Housing Urban Development internet lines)
  
- Agency plan requirements

## AGENCY PLAN DEVELOPMENT PROCESS

- . RESIDENT ADVISORS, MANAGEMENT STAFF AND BOARD REPRESENTATIVE
  
  - . PUBLIC COMMENT REQUIRED
  
  - . PUBLIC HEARING RQUIRED-SOLICIT COMMENTS AND INCLUDE IN PLAN
- 

## FIVE YEAR PLAN REQUIREMENTS

The following information is taken from the interim rule effective March 22, 1999.

### THE FIVE YEAR PLAN COMPONENTS:

- . Housing needs in the PHA's jurisdiction during the next five years.
- . Subsequent 5-year plans must address progress in meeting the goals and objectives.
- . Goals & objectives must be consistent with & contribute to HUD's mission, goals and objectives.
- . Must include how the PHA is going to increase the availability of decent, safe, and affordable housing in America communities.
- . How the plan is going to ensure equal opportunity in housing clients served.
- . How the plan is going to promote self-sufficiency & asset development of families and individuals.
- . And, how the plan is going to improve the community's quality of life and economic vitality.

## FIVE YEAR PLAN-MISSION & GOALS

### MISSION STATEMENT

"TO MAKE QUALITY, AFFORDABLE HOUSING A VIABLE OPTION FOR LOW TO MODERATE INCOME FAMILIES, ELDERLY, AND DISABLED; WHILE PROMOTING PERSONAL GROWTH AND COMMUNITY RESPONSIBILITY."

### GOALS:

1. BUILD COMMUNITY & BUSINESS PARTNERSHIPS
  2. PROVIDE VARIETY & AFFORDABLE HOUSING OPPORTUNITIES
  3. PROVIDE SELF-SUFFICIENCY OPPORTUNITIES
  4. ENHANCE EFFECT BUSINESS RELATIONSHIPS BETWEEN TENANTS AND HOUSING
  5. ENHANCE OPERATIONAL EFFECTIVENESS
- 

### NEEDS AND STRATEGIES

#### .NEED:

1. ENHANCE PUBLIC AWARENESS OF HOUSING NEEDS
2. IMPROVE RELATIONSHIPS WITH HOUSING
3. SEEK WAYS TO INTEGRATE SUPPORTIVE SERVICES IN EXISTING PUBLIC HOUSING
4. SEEK PUBLIC SUPPORT AND FINANCIAL ASSISTANCE TO PURSUE THE CROSSROADS COURT COMPLEX
5. MAINTAINING OUR QUALITY OF SERVICE
6. KEEP INFORMATION ON CHANGES IN THE LOCAL HOUSING MARKET
7. STRENGTHEN EXISTING RELATIONSHIPS WITH SERVICE PROVIDERS TO MEET THE GROWING NEEDS OF OUR RESIDENTS FOR SUPPORTIVE SERVICES
8. EXPLORE OUR SERVICES TO THE POPULATION USING MARKETING AND OUTREACH METHODS

## ANNUAL PLAN COMPONENTS

- . Is consistent with the Five year plan for the PHA.
  - . Financial Resources:
    1. We operate on the income from monthly rent provided by the Residents.
    2. Subsidy from the Utilities Expenditures from the Federal Government each year, a percentage is given.
    3. Funds are received from Comprehensive Improvement Assistance Program grant when applications are made for assistance for updating and upgrading the Complex.
- 

## PUBLIC HOUSING ANNUAL PLAN

This section of the document includes, as required by HUD, the Public Housing Plan. This is consistent with the Authority's mandated Five Year Plan. Information regarding the Authority's notification of its proposed plan, the comments received, and the Authority's consideration of these comments will be found in and attachment to this plan.

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## ELIGIBILITY-SELECTION-ADMISSION

- > PUBLIC HOUSING LOW-RENT: 38 UNITS
  - . ELDERLY AND DISABLED: RENTS ARE BASED ON INCOME AND MEDICAL DEDUCTIONS THAN 30% IS TAKEN FOR RENT.
  - . SINGLE NEAR ELDERLY RENT ARE BASED ON INCOME WITH NO MEDICAL DEDUCTIONS THAN 30% IS TAKEN FOR RENT.
  - . MINIMUM RENT IS 50.00 A MONTH.
  - . FLAT RENT HAS NOT BEEN ESTABLISHED AS OF YET.
  - . GUIDE LINE ARE ESTABLISHED BY THE STATE OF NEBRASKA EACH YEAR FOR INCOME LEVELS.
  - . A LOW-RENT PUBLIC HOUSING APPLICANT IS OFFERED A UNIT THAT HAS BEEN VACANT. THAN IF THE APPLICANT REFUSES THE UNIT, THE APPLICANTS NAMES MOVES DOWN THE LIST AFTER TWO REFUSALS.
  - . THE AUTHORITY CONDUCTS BACKGROUND CHECKS ON ALL APPLICANTS WHO MAKE APPLICATION.
  - . OWNERSHIP OF PETS: IS ESTABLISHED WITH A LEASE AND DEPOSIT.
  - . IN 2001 THE AUTHORITY WILL BE MAKING CHANGES IN THE FOLLOWING POLICIES
    - LEASES
    - ADMISSIONS
    - OCCUPANCYS

OPERATIONS AND MANAGEMENT

THE AUTHORITY IS SCORED UNDER PHMAP.

THE FOLLOWING POLICIES GOVERN THE AURORA HOUSING AUTHORITY-CROSSROADS COURT.

- ADMISSION & CONTINUED OCCUPANCY POLICY
- CAPITALIZATION POLICY
- CHECK SIGNING POLICY
- COMMUNITY SPACE POLICY
- SAFETY & CRIME POLICY
- DEPOSITION POLICY
- DRUG FREE POLICY
- ETHICS POLICY (EMPLOYEES&COMMISSIONERS)
- FUND TRANSFER POLICY
- INVESTMENT POLICY
- PERSONNEL POLICIES
- PEST CONTROL POLICY
- PET AGREEMENT AND POLICY
- PROCUREMENT POLICY
- LEASE POLICY
- GRIEVANCE POLICY

NOTE: COPIES OF THESE POLICIES CAN BE REVIEWED AT THE COURT OFFICE.  
THE QHWRA OF 1998 INCLUDED A REQUIREMENT FOR APPOINTING A RESIDENT  
COMMISSIONER TO THE BOARD OF COMMISSIONERS. THIS WILL BE COVERED IN  
THE YEAR 2001. THIS PERSON WILL BE APPOINTED BY THE MAYOR AND CITY COUNCIL.

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THE RESIDENTS WERE REQUIRED UNDER REGULATIONS TO HAVE A MEETING.  
THREE TENANTS WERE CHOSEN TO BE TENANT ADVISORS. THE COMMENTS WERE PRESENTED  
TO THE BOARD OF COMMISSIONERS OF THE AUTHORITY FOR THEIR VIEWING AND REPLY.

## **STATEMENT OF APPROACH TO ASSET MANAGEMENT**

The Aurora Housing Authority defines asset management as the ability to manage our properties in a way that maximizes their potential to fulfill the mission of the Housing Authority. We are in the process of beginning to implement an asset management system. When completed it will include:

1. A system to profile and measure the performance of the property;
2. A system to determine the financial viability of the property;
3. A system to value the accomplishment of social objectives (i.e. the housing authority mission); and
4. A system for evaluating options for property.

When these information and analysis systems are in place, we will be able to make decisions about the best use or disposition of our assets. By understanding the best community use of the property, the shelter and financial potential of the property, and the operating cost and performance profile of each property, the Aurora Housing Authority will be able to make decisions about how to use our property to best serve the needs of our community, residents, and agency. In a worse case scenario, it will help us decide if we need to demolish and/or dispose of all or part of a property and how to replace these units. Our system of analysis will include these steps:

### **STEP ONE -- DETERMINE THE TARGET POPULATION FOR THE PROPERTY.**

Given the community's housing needs as articulated in the Consolidated Plan for our jurisdiction, what are the greatest housing needs in our community? What populations are not being adequately served by the private market? We will review demographics and waiting list information to make these decisions. Depending on the property and the composition of the community we can target working families, the elderly, people with disabilities, or single near elderly. Different populations may be most suited to different property.

### **STEP TWO -- DETERMINE IF THE PROPERTIES ARE ABLE TO SERVE THE IDENTIFIED NEED.**

There are three aspects to this point -- are there enough units to serve the need, are those units physically and structurally sound, and do the units include the amenities required to compete successfully for residents?

If there is an unmet need, the Aurora Housing Authority may seek development partners or attempt to acquire additional units to meet the need. If property is not physically adequate to house the population, we will perform a physical needs assessment to determine whether capital improvements or retrofitting is required to make the property suitable.

There is one other possible situation: It is possible that there are more units available than are required to accommodate the target population. If this is the case we will seek the best use for these units.

### **STEP THREE -- COMPLETE A NEIGHBORHOOD STUDY.**

An analysis of the surrounding neighborhood will also provide important information about the potential market for the property. If the surrounding neighborhood is experiencing decline or crime problems, these must be taken into consideration before any decision is made about making a capital investment in the property.

### **STEP FOUR -- DETERMINE THE CURRENT COST OF OPERATING THE PROPERTY.**

The Aurora Housing Authority must understand how much work is required to keep the property operating at an acceptable standard. Also, examine the amenities the property offers. Are the amenities appropriate and cost-effective? This is the first step to understanding the financial stability of the property.

### **STEP FIVE -- DETERMINE THE POTENTIAL INCOME THE PROPERTY CAN PRODUCE GIVEN ITS BEST USE.**

Considering full occupancy, how much rent and subsidy can be generated by each of our property? By comparing this to the cost of operating the property we will gain significant information about the financial feasibility of our property. It is likely that an accurate estimate of this cannot be made until the new rules for the operating fund are finalized.

### **STEP SIX -- DETERMINE THE COST OF ANY CAPITAL IMPROVEMENTS OR RETROFITTING REQUIRED TO EQUIP THE PROPERTY TO SERVE THE TARGET POPULATION.**

What is the cost of any required rehabilitation or retrofitting? This amount must be factored into the income potential and operating cost of the property to determine if retrofitting this property is the best way to serve the identified need. Changes to the property might include the installation of conversion to handicapped accessible units to the entrance of each unit, keep updating and upgrading of units and the complex as a whole, and complete exterior concrete work, complete installation of

bi-fold doors in all units, remove linen closets for enlarge living room areas in units, future changing of the kitchen area like sinks, drainage, cabinets, changing lighting system in units to more lighting, exterior storm doors to all units; updating and upgrading appliances and equipment, landscaping of property; preventative maintenance; replacement of kitchen cabinets, and sinks; painting and plastering , changing carpets after so many years of use; change apartment entrance doors and storm doors, and updating and upgrading community room space and administrative building space and equipment.; maintenance shop and storage areas..

### **STEP SEVEN -- DETERMINE THE COST OF OPERATING THE REHABILITATED PROPERTY.**

Will the cost of operating the property be different after improvements are made? If so, this must be factored into the decision making process.

### **STEP EIGHT -- COMPARE THE OPERATING COST TO THE POTENTIAL INCOME.**

Regardless of the need for the housing, it must be financially feasible to operate the property. If the Aurora Housing Authority has determined that a property can produce enough income to sustain itself, the use of the property for the targeted use will proceed. If a property cannot produce enough income to sustain itself and there is a need for the housing, we may decide to seek additional support from other properties in the portfolio or elsewhere in the community. This is reasonable if, in our opinion and the community's, there is great social value in operating the property.

If the social value of operating the property is not sufficient to justify the contribution of operating support from the rest of the portfolio, the Aurora Housing Authority will seek disposition or alternate use for the property.

### **STEP NINE -- DETERMINE THE ABILITY OF THE PROPERTY TO GENERATE ADEQUATE FUNDS FOR AN OPERATING RESERVE.**

An additional aspect of a property ability to sustain itself financially is its ability to generate enough funds not only to pay its operating costs, but also to contribute to a replacement reserve. The Aurora Housing Authority cannot estimate the need for an operating reserve until the rules for the new capital and operating funds have been finalized, but we do intend to continue our current practice of funding operating reserves.

In summary, the Aurora Housing Authority intends to reinvent our public housing as we know it and move towards a more market-driven, private-oriented management system while retaining our responsibility to both our residents and the taxpayers.

## CAPITAL IMPROVEMENTS NEEDS ASSESSMENT

**HOUSING AUTHORITY:**      **AURORA HOUSING AUTHORITY**  
    **NE 090 001**

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**DEVELOPMENT NAME:**    **CROSSROADS COURT**  
    **1505 P ST., #1003 AURORA, NE.68818**

### PHYSICAL NEEDS

<b>Site Improvements</b>	<b>Estimated Cost</b>
Streets and Roads	_____
Parking Areas	24,000
Curbs and Gutters	5,000
Landscaping	_____
Grading	_____
Sewers	_____
Water Lines	_____
Gas Lines	_____
Electrical System	_____
Sub-soil Conditions	_____
Playground and Tot-Lots	_____
Miscellaneous	5,000
Other: _____	_____
<b>Subtotal:</b>	<b>34,000</b>

<b>Dwelling Units</b>	<b>Estimated Cost</b>
Structural Problems	5,000
Laundry Facilities/Hook-ups	3,000

Closets	40,000	
Common Areas	12,500	
Equipment Space		
Tenant Storage Space		
Roofing		
Plumbing	21,000	
Electrical		
Heating	12,500	
Air Conditioning	5,000	
Lead-Based Paint, Asbestos, Etc.		
Accessibility, 504, Etc.		
Lighting Fixtures	12,500	
Kitchens	80,830	
Painting and Plastering	7,500	
Flooring	5,000	
Windows		
Doors	20,000	
Bathroom Renovation	5,000	
Locks and Hardware	5,000	
Appliances	30,000	
Elevators		
New Amenities		
Other:		
<b>Subtotal:</b>		264,830
<b>Non-Dwelling Structures</b>		
	<b>Estimated Cost</b>	
Administrative Building/Space	2,000	
Maintenance Building/Space		
Community Building/Space	15,500	
Laundry Facilities	3,000	
<b>Subtotal:</b>		20,500

<b>Non-Dwelling Equipment</b>	<b>Estimated Cost</b>
Office Furniture and Equipment	<u>2,000</u>
Maintenance Equipment	<u>10,000</u>
Community Space Equipment	<u>3,000</u>
Computer Equipment	<u>10,000</u>
Automotive Equipment	<u>          </u>
<b>Subtotal:</b>	<u>25,000</u>
<hr/>	
<b>Development-Oriented Management Improvements</b>	<b>Estimated Cost</b>
Specific Need _____	<u>          </u>
Specific Need _____	<u>          </u>
Specific Need _____	<u>          </u>
<b>Subtotal:</b>	<u>0</u>
<hr/>	
<b>TOTAL DEVELOPMENT NEEDS:</b>	<u>344,330</u>
<hr/>	
<b>Need</b>	<b>Estimated Cost</b>
Computer Hardware and/or Software	<u>7,000</u>
Developing Internal Control Systems	<u>          </u>
Training Assistance	<u>3,000</u>
Resident Programs	<u>          </u>
Security Needs	<u>          </u>
Other Technical Assistance	<u>          </u>
Specific Need _____	<u>          </u>
Specific Need _____	<u>          </u>
Specific Need _____	<u>          </u>
<b>Total:</b>	<u>10,000</u>

## **NOT APPLICABLE - SMALL**

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As a small, non-troubled housing authority we are not required to complete this Section of the Annual Plan according to the February 18, 1999, Interim Rule.

# **SMALL HOUSING AUTHORITIES TABLE OF CONTENTS**

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**Copies of any information not physically included with this document can be reviewed in the Main Office of the Aurora Housing Authority.**