

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

FREMONT HOUSING AUTHORITY

**PHA Plan
Agency Identification**

PHA Name: FREMONT HOUSING AUTHORITY

PHA Number: NE 1001

PHA Fiscal Year Beginning: 10/2000

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
- PHA local offices

FREMONT HOUSING AUTHORITY
2510 NO. CLARKSON, FREMONT, NEBRASKA, 68025
8:00 AM -4:30 PM; MONDAY THROUGH FRIDAY

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 Address as above
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA Address as above
- PHA development management offices
- Other (list below)

**FREMONT
HOUSING AUTHORITY**

5- YEAR PLAN

PHA FISCAL YEARS 2000-2004

[24 CFR Part 903.5]

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

THE MISSION STATEMENT OF THE FREMONT HOUSING AUTHORITY IS TO ASSIST AND PROVIDE SAFE AND AFFORDABLE HOUSING FOR LOW-MODERATE INCOME PERSONS, GIVING THEM SAFETY, SECURITY, FUTURE PURPOSES IN LIFE, AND ECONOMIC OPPORTUNITY FREE FROM DISCRIMINATION.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)

DESIRED SCORE 110 POINTS

- Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: Regain High Performer status, including improving PHAS and SEMAP scores, customer satisfaction (e.g., RASS).
-
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: IN ACCORDENCE WITH THE ATTACHED SAFETY AND SECURITY PLAN.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

FREMONT HOUSING AUTHORITY

ANNUAL PLAN

PHA FISCAL YEAR 2000

[24 CFR Part 903.7]

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

NOT REQUIRED

Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: 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.

Required Attachments:

- Admissions Policy for Deconcentration N/A
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**) N/A

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards
- Other:
 - ne100a01: Substantial Deviation and Significant Amendments – Notice PIH 99-51
 - ne100a02: Organizational Chart
 - ne100a03: Follow up Plan on the Resident Satisfaction Survey

Supporting Documents Available for Review

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	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: 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
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> 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
✓	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	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 PHA'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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

GENERAL

Based on HUD requirements, the needs assessment is based on the most recent Nebraska Consolidated Plan 2000-2005. However, since the Consolidated Plan does not quantify housing needs, the needs assessment for our jurisdiction relies on available Census data.

BACKGROUND - GENERAL CONDITIONS

Population: Fremont is located in Dodge County. Census 1998 population estimates show that both the city and the county gained population during the past years (3.2% and 2.5% respectively). This growth rate is low compared to Nebraska largest urban areas (Omaha Metropolitan Area and Lincoln with about 8% growth). However, this growth rate is high compared to most cities with population of 20,000-50,000 persons. Data available from Dept. of Health and Human Services suggests that the growth is a result of increase in the number of households through divorce and single-parent families, as well as a limited in-migration. At the same, Fremont is retaining most of its elderly population that is gradually aging. Overall, Fremont 1998 population was about two thirds (69%) of the County population.

FREMONT: 1990-1998 POPULATION TREND

	1990	1998	1990-1998 Change	1990 % Town of County
<u>Dodge County</u>				
Total Population	34,479	35,333	2.5%	
Elderly	5,985	6,091	1.8%	
<i>% Elderly of total Population</i>	17.4%	17.2%		
Total Households	13,476			
<u>Fremont</u>				
Total Population	23,680	24,429	3.2%	68.7%
Elderly	4,043			67.6%
<i>% Elderly of total Population</i>	17.1%			
Total Households	9,421			69.9%

Source: Census Bureau

Housing Stock: The 1990 housing stock was rather old. The structure of about 36.5% (3,596) of the 1990 housing units were 60 years and older; additional 37% (3,649) are now 40-60 years old. This picture has changed since 1990 due to increase by about 12% new construction. However, the majority of old stock still serve for residential purposes.

Most (64%) of housing units were owner occupied. Available information suggests that about 80% of new construction consists of single family units (most likely privately owned). The proportion of elderly of homeowners was very low (13% of all homeowners), which is unusual to Nebraska rural communities.

The 1990 rental market was large (36%) compared to most rural towns, but similar to growing urban areas or suburbs. The post-1990 economic growth and gradual transition of Fremont into a large bedroom community of the Omaha Metropolitan Area currently results in an increase of homeownership. Accordingly, it is expected that the relative size of rental market will decrease. Consequently, a greater shortage of rental and affordable property is anticipated.

FREMONT : 1990 HOUSING STOCK

	<u>#</u>	
Households	9,421	
Housing Units	9,850	
<u>Total</u>		<u>100%</u>
Occupied	9,427	95.7%
Renter Occupied	3,413	36.2%
Owner Occupied	6,014	63.8%
		<u>% of Tenure Category</u>
Elderly Owners	803	13.4%
Elderly Renters	1,958	57.4%

Source: Census Bureau

NEEDS ASSESSMENT

→ Housing needs are presented on the following page:

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type									
	1990 OVERALL			2000 NEEDS					
	DODGE COUNTY	FREMONT		Affordability	Supply	Quality**	Accessibility	Size	Location
Family Type	Total Households	Total Households	Housing Needs						
Total Households	13,746	9,421							
Income <30% of AMI	1,222	1,491	343	5	5	3	2	2	1
Income 30%-50% of AMI	1,551	1,792	532	5	5	3	2	2	1
Income 50%-<80% of AMI	2,769	1,586	228	4	4	3	2	2	1
Total Low/Mod Households	5,542	4,870	1,103	5					
Elderly	8,657	2,949	542	5	5	4	3	2	1
Families with Disabilities	N/A	N/A	N/A						
Race/Ethnicity *									

* The ethnic origin or residents is White Caucasian.

** Quality in case of elderly refers to supportive services

Supportive Information

	<u>COUNTY</u>	<u>FREMONT</u>
1990 MFI	\$	30,444
	\$	15,200
50% of MFI		

Source: CHAS

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the State of Nebraska [Non Entitlement Areas]
Indicate year: 1995-2000 & 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
1990 Census Data; Census Population and Housing Estimates; Community 2020

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List – SECTION 8			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	74		
Extremely low income <=30% AMI	14	18%	
Very low income (>30% but <=50% AMI)	30	41%	
Low income (>50% but <80% AMI)	30	41%	
Families with children	52	70%	
Elderly families	4	4%	
Families with Disabilities	16	22%	
Race/ethnicity	1	1%	
Single	2	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	15	20%	
2 BR	44	59%	
3 BR	13	18%	
4 BR	4	3%	
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List – SECTION 8

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List – PUBLIC HOUSING

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	14		
Extremely low income <=30% AMI	12	86%	
Very low income (>30% but <=50% AMI)	02	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	5	36%	
Families with Disabilities	4	29%	
Race/ethnicity	0	0%	
Single	5	36%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	14	100%	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List – PUBLIC HOUSING

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies:

NEED 1: Affordable housing for the elderly

- Strategy 1.1: Remain competitive in the market by maintaining our quality service
- Strategy 1.2: Keep informed on changes in the local housing market (such as the construction of assisted living units
- Strategy 1.3: Strengthen existing relationships with service providers to meet the growing needs of our residents for supportive services.

NEED 2: Affordable Housing in the Dodge County

- Strategy 2.1: Explore the options of extending our services to the County population using marketing and outreach methods.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: After a thorough examination of our existing and potential market, as well as the characteristics of our residents and the Agency's track record, the Housing Authority determined that the above strategies are most appropriate for meeting our mission and goals. These strategies reflect the results of working through our long term plan in consultation with our residents, Board, community representatives, and other housing authorities serving small communities in Rural, Nebraska.

2. Statement of Financial Resources

[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$ 68,678	
b) Public Housing Capital Fund	\$351,242	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$470,336	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
1999 Capital Improvement	\$238,289	Capital Improvement
3. Public Housing Dwelling Rental Income		
	\$590, 520	Operation
4. Other income		
Management Fee for Somers Point LIHTC		
4. Non-federal sources (list below)		
Interest	\$ 29,770	Reserves
Coin-Op Machines	\$ 8,400	Operation

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources.	\$1,757,235	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: When a family reaches the top of the waiting list placed on it by date and time of the pre-application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list

- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
FREMONT HOUSING AUTHORITY, GIFFORD TOWER,
2510 NO. CLARKSON, FREMONT, NEBRASKA 68025
- PHA development site management office
FREMONT HOUSING AUTHORITY, STANTON, TOWER
2600 NO. CLARKSON, FREMONT, NEBRASKA
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 2

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?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?

- One
- Two
- Three or More

- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (listed below)
 - Elderly
 - Handicapped or Disabled
 - Near-Elderly

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (5 pts.)
- 2 Victims of domestic violence (5 pts.)
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)
 - 1 ELDERLY (10 pts.)

- 1 HANDICAPPED AND DISABLED (10 pts.)
- 2 NEAR-ELDERLY (5 pts.)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

THIS ISSUE DOES NOT APPLY TO OUR JURISDICTION.

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
 - Housekeeping Activity

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
FREMONT HOUSING AUTHORITY, STANTON TOWER
2600 NO. CLARKSON, FREMONT, NEBRASKA 68025

Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. IF THE FAMILY CAN VERIFY EXTENUATING CIRCUMSTANCES, THE FAMILY IS A HARD-TO HOUSE FAMILY AND THEY CAN CLEARLY DEMONSTRATE THEY HAVE MADE EVERY EFFORT TO SECURE A SUITABLE UNIT. THE FAMILY TIME EXTENDED WILL BE IN 30 DAY INTERVALS BUT NO LONGER THAN 120 DAYS FROM THE 1ST DAY THE VOUCHER WAS ISSUED.
2. THE FAMILY HAS NOT REFUSED A SUITABLE UNIT WITHOUT GOOD CAUSE.
3. THERE IS A POSSIBILITY THAT AN EXTENSION WILL RESULT IN AN APPROVED LEASE AND THE EXECUTION OF A HOUSING ASSISTANCE PAYMENTS CONTRACT.
4. WHEN A VOUCHER HAS EXPIRED AND THE EXTENSION IS DENIED, THE FAMILY WILL BE REQUIRED TO REAPPLY FOR ASSISTANCE. THE FAMILY'S APPLICATION WILL BE PUT IN INACTIVE FILE AND THEY WILL BE REQUIRED TO REAPPLY.
5. ALL VOUCHERS WILL BE EXTENDED AND REISSUED AT 30 DAY INTERVALS EXCEPT FOR PORTABLES, WHICH WILL BE REISSUED AT 60 DAY INTERVALS TO A MAXIMUM OF 120 DAYS IN BOTH INSTANCES.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to sub component **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

MINIMUM RENT IS \$25.00.

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: \$600 per year.
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) Fair market rent for the area.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Please note below: Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	251	50
Section 8 Vouchers	133	31
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: see below

(2) Section 8 Management: see below

		<u>RESOLUTION #</u>
<u>MAINTENANCE</u>	Maintenance Plan	281
	Maintenance Policy	280
	Personal Policy	210, 221, 225, 236, 239
<u>MANAGEMENT</u>	Admission & Continued Occupancy Policy	279
	Affirmative Action & Equal Opportunity	269
	Capitalization Policy	267
	Check Signing Authorization Policy	263
	Criminal & Drug Records Management Policy	266
	Disposition Policy	265
	FHA Public Housing Lease	278
	Facilities Use Policies	272
	Funds Transfer Policy	268
	Investment Policy	273
	Rent Collection Policy	179
	Procurement Policy	276
	Rents: Flat & Ceiling	251,249,250,252,28 4,289
	Retention & Disbursements	259
	Security Deposit Policy	206
	Travel Policy	211
Drug & Alcohol Free Workplace	192	
<u>PEST INFESTATION</u>	Pest Control Policy, And - PHA Properties are sprayed quarterly.	274
<u>SECTION 8 MANAGEMENT</u>	Administrative Plan	262
	Reasonable Rent Plan for Section 8 Voucher Program	252

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
FREMONT HOUSING AUTHORITY
2510 NO. CLARKSON, FREMONT, NEBRASKA
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

Informal Review Procedures:

- a Fremont Housing Authority, through a letter of explanation, will notify the applicant or participant of their right to request an informal review if they are not satisfied with the written explanation. The request for an informal review must be made in writing and hand delivered to FHA within seven (7) calendar days from the date of the letter.
- b FHA will make all reasonable efforts to schedule the informal review within seven (7) calendar days from the date of the written request from the applicant or participant. The Executive Director will select a staff person who was not involved in the decision to conduct the informal review. The review will be held at the Fremont Housing Authority Office located at 2510 N. Clarkson, Fremont, NE. The applicant or participant may present written or oral arguments relative to the decision under review.

- c. FHA's decision will be final. FHA will make all reasonable efforts to notify the applicant in writing of the results of the informal review within seven (7) calendar days of the informal review meeting.

Informal Hearing Procedures:

- a. Items subject to an informal Hearing are matters indicated by the asterisk in the Denial, Termination, and Grievance Section of the Administrative Plan. The Informal Hearing may be requested in writing by the participant within seven (7) calendar days from the date of the FHA written decision prompting the informal hearing.
- b. In the case of a participating family whose assistance is being terminated, and the family is currently living in a unit with an active Housing Assistance Payments Contract, FHA will provide an opportunity for an informal Hearing before the actual termination of the housing assistance payments.
- c. FHA will make all reasonable efforts to schedule the Hearing within seven (7) calendar days from the date of the participants written request for a hearing received in the office.
- d. The procedures for conducting a Hearing will be mailed to each participant upon receipt of the written request for a hearing.
- e. A Hearing Officer or Haring Panel selected by the Executive Director will conduct the Hearing. The Hearing Officer will be someone other than the person who made the decision under review or a subordinate of that person.
- f. The Voucher participant may, at the participant's own expense, be represented by a lawyer or other representative.
- g. The informal Hearing will be held at the Fremont Housing Authority's Office located at Gifford Tower, 2510 N. Clarkson, Fremont, NE.
- h. The Hearing will be held on the date and time specified in the FHA written Hearing notice to the participant.
- i. The Hearing Officer or Panel will be responsible to conduct the Hearing in accordance with the following guidelines:
 - FHA's representative will be given an opportunity to explain the FHA decision. The FHA may present evidence and question witnesses. The participant will have the opportunity to question FHA witnesses.
 - The participant or participant's representative will have an opportunity to present his/her objections to the decision in question. Information related only to the specific

FHA decision will be allowed at this Hearing. The participant may present evidence or question witnesses at this time.

- The participant may contact FHA before the Informal Hearing to receive more information on the basis of the violation, the FHA's evidence, and any evidence the participant will provide at the Hearing.
 - Only the evidence submitted by the FHA or the participant, at or before the Hearing, will be considered by the hearing officer. The hearing officer will not perform any independent investigation after the Hearing based on statements made by the participant at the time of the Hearing.
 - Participants must provide credible verification of any statements made at the time of the Hearing.
 - All written documents submitted by the participant at the time of the Hearing, which were not signed by a person not in attendance of the Hearing MUST be notarized. Contents of un-notarized statements will not be considered by the hearing officer or hearing panel.
 - FHA can verify information before the Informal Hearing, but the evidence which the participant is requesting FHA to consider in the Hearing which needs FHA verification, must be provided to FHA at least 48 hours prior to the hearing.
 - If unverified or uncorroborated documents, or statements, or oral testimony are presented at the informal hearing; the hearing officer will give the evidence the weight and credibility deemed appropriate in making a decision.
 - If the participant refuses to answer questions asked by the hearing officer or panel, the hearing officer or panel may consider that refusal when making a determination and may give such refusal the weight and credibility deemed appropriate.
 - The participant may receive, upon request, at the hearing, copies of any written evidence or reports submitted by FHA to the hearing officer or hearing panel.
 - The Hearing Officer or Hearing Panel will issue a written decision based upon the written request for informal hearing and any additional written or oral objections submitted at the hearing, together with the evidence presented at the hearing. The Hearing Officer or Hearing Panel may consider all applicable federal and state law, HUD rules and regulations, and rules and regulations of FHA as well as the record and the evidence presented at the hearing. The Hearing Officer will issue a written decision stating the reasons for the decision within thirty (30) calendar days of the Informal Hearing. A copy of the written decision of the Hearing Officer shall be mailed to the participant seeking review within three (3) days after such decision has been reduced to writing and signed by the Hearing Officer or Panel.
- j. FHA shall not be bound by an Informal decision:
- Concerning a matter for which FHA is not required to provide an opportunity for an informal hearing pursuant to Section 982.555(b), or otherwise in excess of the authority of the hearing officer or panel under these procedures; or

- Contrary to HUD regulations, rules, or requirements or FHA policies, regulations, rules, or otherwise contrary to federal, state or local law.
 - If FHA determines it is not bound by a Hearing decision, FHA shall promptly notify the participant of the determination and the reasons for the determination.
- k. Restriction on assistance for non-citizens. The Informal Hearing provisions for the denial of assistance on the basis of ineligible immigration status are contained in 24CFR part 5. FHA will provide reasonable accommodation for persons with disabilities to participate in the Hearing. Reasonable accommodations may include qualified sign language interpreters, readers, accessible locations or attendants. The participant must notify FHA within 48 hours of the Hearing of the need for a reasonable accommodation.
2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
FREMONT HOUSING AUTHORITY
2510 NO. CLARKSON ST., FREMONT, NEBRASKA 68025
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 8 FFY of Grant Approval: (07/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	16,500
5	1411 Audit	500
6	1415 Liquidated Damages	
7	1430 Fees and Costs	34,610
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	299,632
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)	351,242
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NE100001 GIFFORD	1. ADMINISTRATIVE	1410	\$16,500
	2. AUDIT	1411	\$500
	3. FEES AND COSTS	1430	\$34,610
	<u>SUB TOTAL</u>		<u>\$51,610</u>
	4. REPLACE VINYL & CARPETING IN APARTMENTS	1460	\$20,000
	5. HANDICAP ENTRANCE IN REAR	1460	\$35,000
	6. CONTINUING TO UPDATE THE HEATING SYSTEM	1460	\$61,660
	7. PROVIDE CABINET STORAGE UNITS ABOVE THE TOILET STOOLS IN EACH APARTMENT	1460	\$12,972
	<u>SUB TOTAL</u>		<u>\$129,632</u>
	NE26P100002 STANTON	8. REMODELING OF 1 ST FLOOR COMMUNITY ROOM, OFFICE, MANAGER'S APARTMENT, HANDICAP REAR ENTRANCE	1460
9. CARPETING & FLOOR COVERING 1 ST FLOOR, COMMUNITY ROOM, HALL, LOBBY, BATHROOM, LOBBY		1460	\$25,000
10. REPLACE CARPETING IN UNITS		1460	\$15,000
<u>SUB TOTAL</u>			<u>\$170,000</u>
GRAND TOTAL			\$351,242

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below:

Table for 5-Year Action Plan for Capital Fund (Component 7)

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.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NE 100001	GIFFORD		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
1.	ADMINISTRATIVE	1410	\$16,500
2.	AUDIT	1411	\$500
3.	COMPACTOR	1460	\$10,000
4.	PROVIDE AN ADDITIONAL TELEPHONE OUTLET IN OPPOSITE SIDE OF LIVING-ROOM WALL TO THE BEDROOM.	1460	\$4,000
5.	CONTINUE REPLACING CARPET AS APARTMENTS TURNOVER	1460	\$22,000
6.	INSTALL NEW HANDICAPPED ACCESSABLE WATER COOLER	1460	\$1,200
8. 7.	REPLACE RECEPTACLES IN BATHROOM & RECEPTACLES WITHIN 6 FT. OF KITCHEN SINK WITH GFI TYPE RECEPTACLE IN ALL APARTMENTS	1460	\$18,700
8.	INSTALL PLUMBING Y'S TO REPLACE T'S ON END APARTMENTS (44) TO ENABLE SNAKE TO REACH BATH AND KITCHEN	1460	\$30,000
9.	PROVIDE THOROUGH CLEANING OF AIR SYSTEM INCLUDING FANS, DUCTWORK	1460	\$24,000
11.	ESTABLISH A CONTINUING PROGRAM TO PROVIDE SCHEDULED ANNUAL MAINTENANCE AS WELL AS EMERGENCY MAINTENANCE TO ENSURE CONTINUED PERFORMANCE OF THE BOILERS	1460	\$35,000
12.	REPLACEMENT OF GIFFORD TOWER KITCHEN CABINETS	1460	\$112,342
NE26P100002	STANTON TOWER		
1.	INSTALL NEW REFRIGERATORS	1460	\$43,000
2.	PROVIDE ACCESS DOORS INTO PIPE CHASER TO ALLOW FOR SERVICE TO EXPANSION OF ISOLATION VALVES IN THE SYSTEM	1460	\$10,000
3.	PROVIDE A THOROUGH CLEANING OF AIR SYSTEM INCLUDING FANS, DUCTWORK, AS REQUIRED, AND OUTLETS AND INLETS	1460	\$24,000
Total estimated cost over next 5 years			\$351,242

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
NE 10001	GIFFORD TOWER				
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)	
1. ADMINISTRATIVE		1410	\$ 16,500	2002	
2. AUDIT		1411	\$500		
		<i>Sub Total</i>	<i>\$17,000</i>		
3. REPLACE NON HANDICAPPED SHOWER WITH NEW SPRAYERS AS THE EXISTING FIXTURES REQUIRE REPAIR		1460	\$12,400	2002	
4. REMOVE EXISTING CONCRETE IN SOME AREAS OF SIDEWALD AND DRIVE AND REPLACE		1460	\$18,000		
5. CONTINUE REPLACING APARTMENT SMOKE DETECTORS WITH DETCTOR/STROBE LIGHTS FOR HEARING IMPAIRED (30)		1460	\$3,600		
7. COMPLETE INSTALLING NEW REFRIGERATORS		1460	\$20,000		
8. ESTABLISH A CONTINUING PROGRAM AS WELL AS EMERGENCYMAINTENANCE TO ENSURE CONTINUED PERFORMANCE OF THE BOILERS		1460	\$35,000		
9. CONTINUE REPLACEING CARPETING IN UNITS		1460	\$30,000		
10. CARPETING & FLOOR COVERING 11 HALLS		1460	\$159,300		
Total estimated cost over next 5 years Sub Total			\$278,300		

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P100002	STANTON TOWER			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1. CONTINUE REPLACING CARPETING IN UNITS		1460	\$30,000	2002
2. CONTINUE MAINENANCE ON EXTERIOR OF BUILDING CONCERNING WATER INFILTRATION		1460	\$25,942	
Total estimated cost over next 5 years Sub Total			\$55,942	
GRAND TOTAL			\$351,242	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE100001	GIFFORD TOWER			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
2.	1. ADMINISTRATIVE	1410	\$ 16,000	2003
	2. AUDIT	1411	\$500	
	3. FEES AND COSTS	1430	\$30,000	
		Sub Total	\$47,000	
3.	4. CONTINUE REPLACING COVERING IN APARTMENTS	1460	\$17,000	
	5. REPLACEMENT OF RECEPTACLES AT THE KITCHEN SINK WITHIN 6FT GFI TYPE RECEPTACLES IN ALL APARTMENTS (131)	1460	\$6,000	
	6. THE REPLACEMENT OF ALL TOWER APARTMENT WINDOWS PHASING IN OVER 3 YR. PERIOD		\$122,842	
Total estimated cost over next 5 years Sub Total			\$145,842	
NE100002	STANTON TOWER			
	7. CARPETING & FLOOR COVERING FOR HALLS & SOLARIUM STANTON TOWER	1460	\$120,000	
	8. REPLECE FLOOR COVERING & CARPETING IN APARTMENTS	1460	\$20,000	
	9. REPLACEMENT OF DEFECTIVE EQUIPMENT WITH COMPATIBLE COMPONENTS AS IDENTIFIED BY THE MAINTENANCE STAFF, INCLUDING BOILER REPAIR	1460	\$18,400	
		Sub Total	\$158,400	
GRAND TOTAL			\$351,242	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE100001	GIFFORD			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
2.	1. ADMINISTRATIVE	1410	\$16,500	2004
	2. AUDIT	1411	\$500	
		Sub Total	\$17,000	
	3. CONTINUE REPLACING CARPET & FLOOR COVERING IN APARTMENTS	1460	\$15,000	
	4. CONTINUE REPLACEMENT OF ALL TOWER APARTMENT WINDOWS PHASING IN OVER 3 YR. PERIOD	1460	\$304,242	
		Sub Total	\$319,242	
	NE26P100002	STANTON TOWER		
	5. REPLACE CARPETING & FLOOR COVERING IN APARTMENTS	1460	\$15,000	
		Sub Total	\$15,000	
GRAND TOTAL			\$351,242	

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No : a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) 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:

- Yes No: e) Will 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
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)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(DD/MM/YYYY)

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

1. Yes 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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: 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 below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other: Securing residents' safety is high priority, safety measures are applied regularly, and problems/concerns are addressed as needed. Additional measures are currently a result of a score <85% on RASS.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? Gifford and Stanton Tower

In compliance with requirements, attached a Follow-up Plan to address findings of the Resident Satisfaction Survey (attachment NE100a03)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: Refer to attachment ne100a03

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected?

Gifford & Stanton Towers.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

PIH Notices 99-33 and 99-51 and guidance issued 1/7/00 certify that until guidelines are issued the requirements concerning community services are inactive

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. Are provided with Hard Copy

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

- MORE AFFORDABLE HOUSING IS NEEDED FOR TENANTS AGES 55 AND OLDER.
- COMMENTS ON SECURITY AND SAFETY:
 1. MORE LIGHTING THROUGHOUT THE PARKING LOT.
 2. MORE LIGHTING IS NEEDED IN THE FRONT AND BACK OF BOTH TOWERS.
 3. CAMERAS FOR THE HALLS OF BOTH TOWERS WERE DISCUSSED AND FUNDING FOR THIS PROJECT WAS ALSO DISCUSSED.
- CONCERNING SERVICES TO BE PROVIDED FOR TENANTS:
 1. CLEANING PERSON THAT WOULD BE AVAILABLE TO ALL TENANTS HIRED BY THE HOUSING AUTHORITY TO CLEAN APARTMENTS FOR THOSE WHO REQUEST THE CLEANING SERVICES. CHARGE THEM A FEE FOR THEIR SERVICES.
 2. DELIVERY SERVICES FOR ORDERED GROCERIES.
 3. VAN FOR ALL OCCUPANTS OF THE TOWERS AND SOMERS POINT TO GO TO NEEDED SERVICES

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

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

List changes below:

ALL COMMENTS WERE TAKEN INTO CONSIDERATION. THE BOARD OF DIRECTORS IS LOOKING INTO MIXED FINANCING FOR MORE AFFORDABLE HOUSING.

Other: (list below)

THE PHA WILL BE BUDGETING FOR MORE LIGHTING IN THE PARKING LOT AND THE FRONT AND BACK ENTRANCES OF BOTH TOWERS FOR SECURITY AND SAFETY OF RESIDENTS

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other:

- LETTERS WERE SENT TO ALL SECTION 8 PARTICIPANTS REQUESTING THEM TO RESPOND IF THE WERE INTERESTED IN BEING A CANDIDATE ON THE BOARD.

- NOTICE ON THE MONTHLY CALENDARS TWICE REQUESTING THOSE INTERESTED IN BECOMING A COMMISSIONER WERE TO NOTIFY US AT THE MAIN OFFICE

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other:

ANY NAMES THAT WERE INTERESTED WERE GIVEN TO THE MAYOR AND CITY COUNCIL FOR REVIEW FOR SELECTION. SINCE I HAD AN OREINTATION PERIOD BEFORE THE NAMES WERE SELECTED, ONLY ONE INTERESTED PARTY WANTED TO PROCEDE FOR SELECTION

C. 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: State of Nebraska Non-Entitlement Areas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- 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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below) The PHA has reviewed the State Consolidated Plan

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The Consolidated Plan for 2000-2005

identifies affordable housing as an important goal but does not provide a quantitative assessment of needs. The Consolidated Plan states that the State of Nebraska will spend the year 2000-2001 to develop a housing study to assess housing needs

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plans

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