

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**COLUMBUS HOUSING AUTHORITY
AGENCY PLAN**

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

PHA Plan Agency Identification

PHA Name: COLUMBUS Housing Authority

PHA Number: NE104

PHA Fiscal Year Beginning: 10/2001

PHA Plan Contact Information:

Name: Howard R. Smith

Phone: 402-564-1131

TDD: 402-564-1131

Email (if available): cha@megavision.com

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- 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
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment E : Resident Membership on PHA Board or Governing Body	
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<input checked="" type="checkbox"/> <u>Other</u> : Attachment B : Performance and Evaluation Report (1999 CIAP & 2000 Capital Fund)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

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

Pet Policy and Community Services Policies are in place. There are not a wide variety of agencies available in the community for community services participation.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$116,410 for 2001.

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment C

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

Component 3, (6) Deconcentration and Income Mixing (Insert from PIH 2001-4decon)

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

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

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name) G

3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment

 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment.

 - Other: (list below) –

Please complete section above (3).

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: The 2001-2004 Consolidated Plan does not quantify housing needs.

3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The 2001-2004 State of Nebraska Consolidated Plan does not quantify housing needs. This Plan calls for maintaining existing and creating additional affordable housing. In this sense the efforts of Columbus Housing Authority to maintain the public housing inventory is in accordance with the State Consolidated Plan.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r) PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A Substantial Deviation from the 5-year Plan is any changes in the mission statement and/or strategies to implement the mission of the authority. This includes but is not limited to the reallocation of funds or the redefinition of clients. Changes that result from HUD mandates are excluded.

B. Significant Amendment or Modification to the Annual Plan:

A Significant Amendment or Modification to the Annual Plan includes: changes in budget items and capital fund projects due to emergencies, adjustment in policies to address issues such as vacancies; and initiate development projects that will affect the use of capital funds. Changes that result from changes in regulations and other HUD mandates that are excluded

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**COLUMBUS HOUSING AUTHORITY
ATTACHMENT A**

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

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
✓	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	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 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 any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

COLUMBUS HOUSING AUTHORITY
ATTACHMENT B
Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: COLUMBUS Housing Authority		Grant Type and Number Capital Fund			Federal FY of Grant:
		Capital Fund Program Grant No:			2000
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31 st , 2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$11,413	\$11,413	\$11,413	\$1,877.03
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$6,846	\$6,846	\$6,846	\$.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000	\$15,000	\$15,000	\$8,932.22
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$70,000	\$70,000	\$70,000	\$.00
13	1475 Nondwelling Equipment	\$10,846		\$10,846	\$.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: COLUMBUS Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: March 31st, 2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$114,105		\$114,105	\$10,809.25
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: COLUMBUS Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 12/31/00			All Funds Expended (Quarter Ending Date) 12/31/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE104							All work is on schedule

CIAP Budget / Progress Report
Part I: Summary

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0044
(exp. 04/30/2004)

Comprehensive Improvement Assistance Program (CIAP)

Office of Public and Indian Housing

HA Name: COLUMBUS Housing Authority		Modernization Project Number: NE26P104904-99		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original CIAP Budget		<input type="checkbox"/> Revised CIAP Budget/Revision Number		<input checked="" type="checkbox"/> Progress Report for Period Ending 03/31/2001	
				<input type="checkbox"/> Final Progress Report	
Line No.	Summary by Development Account	Total Funds Approved		Total Funds	
		Original	Revised	Obligated	Expended
1	Total Non-CIAP Funds				
2	1406 Operations (may not exceed 10% of line 16)	\$4000	\$4000	\$4000	\$4000
3	1408 Management Improvements				
4	1410 Administration	\$1650	\$1650	\$1650	\$1650
5	1415 Liquidated Damages				
6	1430 Fees and Costs	\$12289	\$12289	\$12289	\$12289
7	1440 Site Acquisition				
8	1450 Site Improvement	\$15820	\$15820	\$15820	\$14170.20
9	1460 Dwelling Structures				
10	1465.1 Dwelling Equipment—Nonexpendable				
11	1470 Nondwelling Structures	\$80230	\$80230	\$80230	\$0.00
12	1475 Nondwelling Equipment				
13	1485 Demolition				
14	1495.1 Relocation Cost				
15	1498 Mod Used for Development				
16	Amount of CIAP Grant (Sum of lines 2-14)	\$113,989.00	\$113,989.00	\$113,989.00	\$32,109.20
17	Amount of line 16 Related to LBP Activities				
18	Amount of line 16 Related to Security				
19	Amount of line 16 Related to Section 504 Compliance				
20	Amount of line 16 related to Energy Conservation Measures				

Signature of Executive Director Date (mm/dd/yyyy)	<p>HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).</p> <p>Signature of Director, Office of Public Housing / ONAP Administrator Date (mm/dd/yyyy)</p>
form HUD-52825 (10/96) ref Handbook 7485.1	

CIAP Budget /Progress Report
0044

U.S. Department of Housing

OMB Approval No. 2577-

Part II: Supporting Pages
04/30/2004)

and Urban Development

(exp.

Office of Public and Indian Housing

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
NE104	OPERATIONS Computers for Admin. Staff	1406	\$4000	\$4000	\$0	\$4000	\$4000
	ADMINISTRATION	1410	\$1650	\$1650	\$0	\$1650	\$1650
	Director & Finance Director Salary Reimbursement						
	FEES & COSTS:	1430	\$12289	\$12289	\$0	\$12289	\$12289
	Environment Site Assessment for Office Addition						
	Architect & Legal Fees for office addition						
	SITE IMPROVEMENTS	1450	\$15820	\$15820	\$0	\$15820	\$14170.20
	Drainage Extensions, Light Pole Additions, Replace pipe under Boiler Room, Water Main Repairs, Repair leak underground in Boiler Room						
	NON DWELLING STRUCTURES	1470	\$80230	\$80230	\$0	\$80230	\$0

CIAP Budget /Progress Report
Part III: Implementation Schedule

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

OMB Approval No. 2577-0044
(exp. 04/30/2004)

Development Number	Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
NE104									
Operations				3/2000		3/2000	3/2001		9/2000
Administration				3/2000		3/2000	3/2001		9/2000
Fees & Costs	6/2000		6/2000						
Site				3/2000		3/2000	9/2001		Pending
Improvements									
Non-Dwelling Structures				9/2000			9/2001		Pending

form HUD-52825 (10/96)
ref Handbook 7485.1

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

COLUMBUS HOUSING AUTHORITY
ATTACHMENT C
Capital Fund Annual Plan

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Columbus Housing Authority		Grant Type and Number		Federal FY of Grant:	
		Capital Fund Program Grant No:		2001	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 20,310			
3	1408 Management Improvements Soft Costs	\$ 1,000			
	Management Improvements Hard Costs	\$ 4,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 500			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 34,000			
10	1460 Dwelling Structures	\$ 19,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 2,000			
13	1475 Nondwelling Equipment	\$ 35,600			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Columbus Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	\$116,410			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security--Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Columbus Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
NE104	Operation		1406		\$20,310			
	Management Improvements Hard & Soft Costs		1408		\$ 5,000			
	Fees and Costs		1430		\$ 500			
	Site Improvement Privacy Fencing Concrete Additional Parking		1450		\$34,000			
	Dwelling Structures 2 Boilers Conversion Smoke Detectors Carpet (5)		1460		\$19,000			
	Non-Dwelling Structures Unassigned		1470		\$ 2,000			
	Non-Dwelling Equipment Pickup Truck Riding Mower Telephone System Copier		1475		\$35,600			
	Total				\$116,410			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Columbus Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: COLUMBUS Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: COLUMBUS Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**COLUMBUS HOUSING AUTHORITY
ATTACHMENT D
Five Year Action Plan**

Copy from PIH 2000-4a

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: COLUMBUS Housing Authority						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01			
Development Number/Name/H A-Wide	Year 1 2001	Work Statement for Year 2 FFY Grant: 2002 PHA FY:10/2002		Work Statement for Year 3 FFY Grant: 2003 PHA FY: 10/2003		Work Statement for Year 4 FFY Grant: 2004 PHA FY: 10/2004		Work Statement for Year 5 FFY Grant: 2005 PHA FY: 10/2005	
NE 104	Annual Statement								
		OPERATIONS	\$23,410	OPERATIONS	\$23,327	OPERATIONS	\$20,000	OPERATIONS	\$24,000
		MANAGEMENT IMPROVEMENTS	\$ 7,000	MANAGEMENT IMPROVEMENTS	\$ 7,000	MANAGEMENT IMPROVEMENTS	\$ 7,000	MANAGEMENT IMPROVEMENTS	\$ 7,000
		FEES AND COSTS	\$ 500	FEES AND COSTS	\$ 500	FEES AND COSTS	\$ 500	FEES AND COSTS	\$ 500
		SITE IMPROVEMENT	\$20,000	SITE IMPROVEMENT	\$15,000	SITE IMPROVEMENT	\$12,083	SITE IMPROVEMENT	\$12,100
		DWELLING STRUCTURE	\$38,000	DWELLING STRUCTURE	\$61,000	DWELLING STRUCTURE	\$42,000	DWELLING STRUCTURE	\$38,000
		NON-DWELLING STRUCTURE:	\$ 4,500	NON-DWELLING STRUCTURE	\$ 4,583	NON-DWELLING STRUCTURE	\$24,500	NON-DWELLING STRUCTURE	\$24,500
		NON-DWELLING EQUIPMENT	\$23,000	NON-DWELLING EQUIPMENT	\$ 5,000	NON-DWELLING EQUIPMENT	\$10,327	NON-DWELLING EQUIPMENT	\$10,310
Total CFP Funds (Est.)		\$116,410.00		\$116,410.00		\$116,410.00		\$116,410.00	
Total Replacement Housing Factor Funds									

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2002 FFY Grant: 2002 PHA FY:10/2002		Activities for Year: 2003 FFY Grant: 2003 PHA FY: 10/2003			
Operations		\$23,410		Operations	\$23,327	
Management Improvements Hard & Soft Costs		\$7,000		Management Improvements Hard & Soft Costs	\$ 7,000	
Fees & Costs		\$500		Fees & Costs	\$500	
Site Improvement: Resurface East Parking Lot		\$20,000		Site Improvement	\$15,000	
Dwelling Structures Replace Boilers/ Heat Conversion Addt'l Light Fixtures Carpets Replace Thermostats		\$38,000		Dwelling Structures Replace Boilers Carpets Heat Conversion Roofing/Shingles	\$61,000	
Non-Dwelling Structure Unassigned		\$4,500		Non-Dwelling Structure Unassigned	\$4,583	
Non-Dwelling Equip: Office Furniture Trailer Computer Stations		\$23,000		Non-Dwelling Equip: Unassigned	\$ 5,000	
Total Amount of Grant		\$116,410.00			\$116,410.00	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2004 FFY Grant: 2004 PHA FY: 10/2004		Activities for Year: 2005 FFY Grant: 2005 PHA FY10/2005			
Operations		\$20,000		Operations	\$24,000	
Management Improvements		\$ 7,000		Management Improvements	\$ 7,000	
Fees and Costs		\$ 500		Fees and Costs	\$ 500	
Site Improvement Unassigned		\$12,083		Site Improvement Concrete	\$12,100	
Dwelling Structures Replace Boilers Carpets Heat Conversion Roofing/Shingles		\$42,000		Dwelling Structures 2 Boilers/ Conversion Carpet (10) Roofing/Shingles	\$38,000	
Non-Dwelling Structures Roofing/Shingles		\$ 24,500		Non-Dwelling Structures Roofing /Shingles	\$24,500	
Non-Dwelling Equip Washers/Dryers		\$10,327		Non-Dwelling Equip Washers/Dryers	\$10,310	
Total Annual Grant		\$116,410.00		Total Annual Grant	\$116,410.00	
Total estimated cost over next 5 years		\$582,050				

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**COLUMBUS HOUSING AUTHORITY
ATTACHMENTS E,F,G**

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

**Required Attachment E:
Resident Member on the PHA Governing Board**

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

A. Name of resident member(s) on the governing board: Alyce Cumming

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 1/18/2002

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

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

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

Other (explain):

B. Date of next term expiration of a governing board member: 1/18/2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Gary Giebelhaus - Mayor

**Required Attachment F:
Membership of the Resident Advisory Board or Boards**

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

PUBLIC HOUSING RAB MEMBERS:

Margarette L. Kassmeyer	137 Center Road	Columbus NE 68601
Loren R. Wetjen	183 South Road	Columbus NE 68601
Linda S. Spain	2565 47 th Avenue #3	Columbus NE 68601

SECTION 8 RAB MEMBERS:

Gary L. Knudsen	2808 32 nd Street	Columbus NE 68601
Joan Mimick	1453 32 nd Avenue	Columbus NE 68601

Required Attachment G: Comments of Resident Advisory Board or Boards

RAB BOARD RECOMMENDATIONS AND COLUMBUS HOUSING AUTHORITY RESPONSE:

The following are recommendations received from the RAB Board at their May 30, 2001 meeting and the response given by the Columbus Housing Authority:

- 1) TV Amplifier. Why update the TV Amplifier system? Instead, the CHA could negotiate a contract with a satellite or cable provider who could furnish services at a reduced rate to be charged to the tenants using the current cable system or the existing antenna system.

CHA Response:

Investigation process has been begun to get the best service options.

- 2) Privacy fence on the south side of the Heritage House. Recommended a privacy fence behind Country General with shorter fencing for the remainder of the area to replace the existing chain-link fence making it safer and more attractive.

CHA Response:

This is included in the budget year 2002

- 3) Replace existing thermostats with easier to read units. RAB members suggested replacing the thermostats as needed to assist sight impaired residents.

CHA Response:

Large print thermostats will be purchased as needed.

- 4) Alternate heating sources. It was also suggested that alternate heating sources, like electric through the wall heat pumps, auxiliary heating units, etc., be considered when replacing the current boiler system. Individual units in each apartment wouldn't affect other households when a unit goes down.

CHA Response:

As required, the CHA replaces underground heating pipes and will work with a consultant in considering alternate heating sources. This is one of our capital funding projects.

- 5) July 9, 2001 Board Meeting:

A Resident stated a need for concrete work, specifically sidewalk and driveway repair.

CHA Response:

Concrete repair work is scheduled in the CHA FY 2002.

