

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**DAVIDCITYHOUSINGAUTHORITY
AGENCYPLAN**

CopyfromPIH2000 -4a

**NOTE:THISPHAPLANSTEMPLATE(HUD50 075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: DAVIDCITYHousingAuthority

PHANumber: NE025

PHAFiscalYearBeginning: 07/2002

PHA Plan Contact Information:

Name: Beverly Bennett, Executive Director

Phone: 402 -367-3587

TDD: 402 -367-3587

Email (if available): sc40406@navix.net

Public Access to Information

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

Main administrative office of the PHA
David City Housing Authority 11253rd Street, David City, NE 68632

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

AnnualPHAPlan
FiscalYear2002
 [24CFRPart903.7]

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 filename in parentheses in the space to the right of the title.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2. Capital Improvement Needs	3
3. Demolition and Disposition	3
4. Homeownership: Voucher Homeownership Program	5
5. Crime and Safety: PHDEP Plan	5
6. Other Information:	
A. Resident Advisory Board Consultation Process	6
B. Statement of Consistency with Consolidated Plan	6
C. Criteria for Substantial Deviations and Significant Amendments	7
D. Voluntary Conversion of Developments from Public Housing Stock	7
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Performance and Evaluation Report (1999 CIAP, 2000 & 2001 Capital Fund)	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment D: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<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	
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Attachment H: Voluntary Conversion of Developments from Public Housing Stock	

ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcoveredinothersectionsofthisUpdate.

NoChanges.

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAsarenotrequiredto completethiscomponent.

A. Yes No: IsthePHAeligibletoparticipateintheCFPinthefiscal year coveredbythisPHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown)CapitalFund Programgrantfortheupcomingyear? \$77,941

C. Yes No DoesthePHAplantoparticipateinthe CapitalFundProgramin theupcomingyear?Ifyes,completetherestofComponent7.Ifno,skiptonext component.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachment D

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachment C

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredto completethissection.

1. Yes No: DoesthePHAplantconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))intheplanFiscalYear?(If"No",skiptonext component;if"yes",completeoneactivitydescriptionforeach 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: (DD/MM/YY)	
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 using 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 PIH2001 -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

[24CFR Part 903.79(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 24CFR 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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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

[24CFR 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

[24CFR Part 903.79(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 G (ne025efgh01)

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 Attach. G.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment.
- Other: (list below) – **Eventhough no comments were made, there is an ongoing dialogue between the residents and the housing authority.**

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 need 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 effort of DAVID CITY 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

24CFR 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 initiated development projects that will affect the use of capital funds. Changes that result from changes in regulations and other HUD mandates are excluded.

D. Conversion of Public Housing to Tenant-Based Assistance

[24CFR Part 903.79(j)]

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

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

A. Assessment 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: David City Housing Authority	
1b. Development (project) number: NE025	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway (See Attachment H)	
<input checked="" type="checkbox"/> Assessment results submitted to HUD (ne025efgh01)	
<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 checked="" 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)	
<input type="checkbox"/> Conversion Plan in development	
<input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY)	
<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)	
<input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	

[See Attachment H.](#) ([ne025efgh01](#)).

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

DAVIDCITYHOUSINGAUTHORITY
ATTACHMENTC
CapitalFundAnnualPlan

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					
PHAName: DAVID CITY Housing Authority		Grant Type and Number: Capital Fund Program NE26P025			Federal FY of Grant:
		Re placement Housing Factor Grant No:			2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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	7790			
3	1408 Management Improvements Soft Costs	1000			
	Management Improvements Hard Costs				
4	1410 Administration	7794			
5	1411 Audit	250			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	550			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	60557			
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	1499 Development Activities				
19	1502 Contingency				

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

PHAName: DAVIDCITYHousingAuthority	GrantTypeandNumber: CapitalFundProgram NE26P025 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
---	--	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2 - 19)	77941			
	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

PHAName: DAVIDCITYHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: NE26P025 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Obligated	Expended	
NE26P025	Operation	1406		7790				
	ManagementImprovements Hard&SoftCosts	1408		1000				
	Administration	1410		7794				
	Audit	1411		250				
	Fees&Costs	1430		550				
	SiteImprovement	1450						
	DwellingStructures:Continued - Mergingof6plexinto32BRunits	1460		60557				
	DwellingEquipment	1465.1						
	Non-DwellingStructure	1470						
	Non-DwellingEquipment	1475						
	Total			77941				

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

PHANa me: DAVIDCITYHousingAuthority		Grant Type and Number Capital Fund Program No: NE26P025 Replacement Housing Factor No:					Federal FY of Grant: 2002
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	
NE26P025	12/31/03			6/30/05			

SmallPHAPlanUpdate

AnnualPlanforFiscalYear: 2002

**DAVIDCITYHOUSING
AUTHORITY
ATTACHMENTB
PerformanceandEvaluationReport**

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

PHAName: DAVID CITY Housing Authority	Grant Type and Number Capital Fund Replacement Housing Factor Grant No:	Capital Fund Program Grant No: NE26P025	Federal FY of Grant: 2000
---------------------------------------	--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Dec. 31, 2001
 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	11829	7170	3976.03	3976.03
3	1408 Management Improvements				
4	1410 Administration	4420	2230	535	535
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500	500	500	0
8	1440 Site Acquisition				
9	1450 Site Improvement	14000	3100	3100	3100
10	1460 Dwelling Structures	32200	32200	16870.06	16870.06
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	11445	29204	29204	28210.35
13	1475 Nondwelling Equipment	2000	2000	2000	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	76404	76404	56185.09	52691.44
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				

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

PHAName: DAVID CITY Housing Authority	Grant Type and Number Capital Fund Replacement Housing Factor Grant No:	Capital Fund Program Grant No: NE26P025	Federal FY of Grant: 2000
---------------------------------------	--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Dec. 31, 2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line XX Related to Security --Soft Costs				
24	Amount of Line XX related to Security --Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	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**

PHAName: DAVIDCITYHousing Authority		GrantTypeandNumber CapitalFundProgramGrantNo: NE26P025 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Dev.Number Name/HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work
				Original	Revised	Obligated	Expended	
NE26P025	Operations	1406		11829	7170	3976.03	3976.03	
	ManagementImprovements	1408						
	Administration	1410		4430	2230	535	535	
	Fees&Costs Costtodesignofficefurnishing remodeling	1430		500	500	500	0	
	SiteImprovement: Concreteworkoncircledrive	1450		14000	3100	3100	3100	
	DwellingStructure: Bedroomceilingfans Bathroomvanities&Handicap stools	1460		32200	32200	16870.06	16870.06	
	DwellingEquipment:	1465.1						
	Non-DwellingStructures: Additiontoofficeandboardroom	1470		11445	29204	29204	28210.35	
	Non-DwellingEquipment: Newrefrigerators	1475		2000	2000	2000	0	
71745	TOTAL			76404	76404	56185.09	52691.44	

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

PHAName: DAVIDCITYHousingAuthority		Grant Type and Number Capital Fund Program No: NE26P025 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Dev. Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 9/30/01			All Funds Expended (Quarter Ending Date) 9/30/01			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE26P025	3.31.02		3.31.02	6/30/2003			

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: DAVID CITY Housing Authority		Grant Type and Number: Capital Fund Program NE26P025 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<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: Dec. 31, 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	7790	7790	0	0
3	1408 Management Improvements Soft Costs	151	1000	0	0
	Management Improvements Hard Costs				
4	1410 Administration	2000	7794	0	0
5	1411 Audit	0	357	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5500	9000	5500	4635.25
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	62500	52000	0	0
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	1499 Development Activities				
19	1502 Contingency				

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

PHAName: DAVIDCITYHousingAuthority	GrantTypeandNumber: CapitalFund Program NE26P025 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
---	---	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Dec. 31, 2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	77941	77941	5500	4635.25
	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 II: Supporting Pages

PHAName: DAVIDCITYHousingAuthority		GrantTypeandNumber: CapitalFundProgram NE26P025 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NE26P025	Operations	1406		7790	7790			
	ManagementImprovements Training&conferenceforDirectorand maintenance,LBPtrainingexpense	1408		151	1000			
	Administration Administrationofgrant&directorsfee	1410		2000	7794			
	AuditofCFPfunds	1411		0	357			
	Fees&Costs AgencyPlanPrep Architectforrenovationof6plex residentialunitsinto3 -2BR	1430		5500	9000	5500	4635.25	
	SiteImprovement	1450						
	DwellingStructure Renovationof6plexinto3 -2BR units	1460		62500	52000			
	DwellingEquipment	1465.1						
	NonDwellingStructure	1470						
	NonDwellingEquipment	1475						
	Total			77941	77941	5500	4635.25	

Comprehensive Improvement Assistance Program (CIAP)

**CIAP Budget/Progress Report
Part I: Summary**

U.S. Department of Housing
and Urban Development

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

Office of Public and Indian Housing

HAName: David City Housing Authority		Modernization Project Number NE26P025 --90599		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original CIAP Budget		<input checked="" type="checkbox"/> Revised CIAP Budget/Revision Number		X Progress Report for Period Ending 06.30.2001	
				X 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)	\$8104.00	\$5,152.50	\$5,152.50	\$5,152.50
3	1408 Management Improvements	\$1850.00	\$1380.44	\$1380.44	\$1380.44
4	1410 Administration	\$3500.00	\$910.00	\$910.00	\$910.00
5	1415 Liquidated Damages		0	0	
6	1430 Fees and Costs	\$2500.00	\$8200.00	\$8200.00	\$8200.00
7	1440 Site Acquisition		0	0	
8	1450 Site Improvement	\$25,000.00	\$19,495.00	\$19,495.00	\$19,495.00
9	1460 Dwelling Structures	\$12,000.00	\$3890.43	\$3890.43	\$3890.43
10	1465.1 Dwelling Equipment — Nonexpendable		0	0	
11	1470 Non dwelling Structures	\$25,000.00	\$38,925.63	\$38,925.63	\$38,925.63
12	1475 Non dwelling 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)	\$77,954.00	\$77,954.00	\$77,954.00	\$77,954.00
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 (24CFR 12.50). Signature of Director, Office of Public Housing / ONA Administrator Date (mm/dd/yyyy)</p>			
form HUD-52825 (10/96) ref Handbook 7485.1					

CIAP Budget/Progress Report
Part II: Supporting Pages

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

OMB Approval No. 25 77-0044
 (exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
NE26P025							
	Operations: Newsletter to seniors in the county 0 purchase mailing list-purchase golf cart shuttle/tenants & maintenance-upgraded lawn mower	1406	\$8104.00	\$5,152.50	\$2,951.50	\$5,152.50	\$5,152.50
	Management Improvements: Fax machine –consult.F/agency plan –computer training	1408	\$1,850.00	\$1,380.44	\$469.56	\$1,380.44	\$1,380.44
	Administration of CIAP: Director Fee	1410	\$3,500.00	\$910.00	\$2,590.00	\$910.00	\$910.00
	Fees & Costs: Architect Fee	1430	\$2,500.00	\$8,200.00	\$5,700.00	\$8,200.00	\$8,200.00
	Site Improvement: Underground sprinklers system	1450	\$25,000.00	\$19,495.00	\$5,505.00	\$19,495.00	\$19,495.00
	Dwelling Structure: Replace cupboards	1460	\$12,000.00	\$3,890.43	\$8,109.57	\$3,890.43	\$3,890.43
	Non Dwelling Structure:	1470	\$25,000	\$38,925.63	\$13,925.63	\$38,925.63	\$38,925.63
	Total		\$77,954.00	\$77,954.00	-0-	\$77,954.00	\$77,954.00

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

CIAP Budget/Progress Report
Part III: Implementation Schedule

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

OMB Approval N o. 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
NE26P025									06.30.2001

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

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**DAVID CITY HOUSING
AUTHORITY
ATTACHMENT A**

**NOTE: THIS PHA PLAN 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
N/A	Housing Needs Statement of the Consolidated Plan for the jurisdiction/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
	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 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 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
✓	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
	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, PIH99-52(HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
✓	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	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 (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**DAVID CITY HOUSING
AUTHORITY
ATTACHMENT D
Five Year Action Plan**

Copy from PIH2000 -4a

Capital Fund Program Five - Year Action Plan

Part I : Summary

PHAName: DAVID CITY Housing Authority					<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 02				
Development Number/Name/HA-Wide	Year 1 2001 & 2002	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 7/2003		Work Statement for Year 3 FFY Grant: 2004 PHAFY: 7/2004		Work Statement for Year 4 FFY Grant: 2005 PHAFY: 7/2005		Work Statement for Year 5 FFY Grant: 2006 PHAFY: 7/2006	
		Annual tatemer							
NE26P025		OPERATIONS	7790	OPERATIONS	7790	OPERATIONS	7790	OPERATIONS	7790
		MANAGEMENT IMPROVEMENTS	250	MANAGEMENT IMPROVEMENTS	250	MANAGEMENT IMPROVEMENTS	250	MANAGEMENT IMPROVEMENTS	250
		ADMINISTRATION	7794	ADMINISTRATION	7794	ADMINISTRATION	7794	ADMINISTRATION	7794
		AUDIT	250	AUDIT	250	AUDIT	250	AUDIT	250
		FEES & COSTS	550	FEES & COSTS	550	FEES & COSTS	550	FEES & COSTS	550
		SITE IMPROVEMENT	8000	SITE IMPROVEMENT	0	SITE IMPROVEMENT	0	SITE IMPROVEMENT	0
		DWELLING STRUCTURE	15000	DWELLING STRUCTURE	61307	DWELLING STRUCTURE	61307	DWELLING STRUCTURE	54307
		DWELLING EQUIPMENT	30707	DWELLING EQUIPMENT	0	DWELLING EQUIPMENT	0	DWELLING EQUIPMENT	0
		NON-DWELLING STRUCTURE:	0	NON-DWELLING STRUCTURE	0	NON-DWELLING STRUCTURE	0	NON-DWELLING STRUCTURE	0
		NON-DWELLING EQUIPMENT	7600	NON-DWELLING EQUIPMENT	0	NON-DWELLING EQUIPMENT	0	NON-DWELLING EQUIPMENT	7000
Total CFP Funds (Est.)		77941		77941		77941		77941	
Total Replacement Housing Factor Funds									

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for 2001& 2002	ActivitiesforYear:2003 FFYGrant:2003 PHAFY:7/2003			ActivitiesforYear:2004 FFYGrant:2004 PHAFY:7/2004		
NE26P025	Operations	#1406	7790	Operations	1406	7790
	ManagementImprovements • ComputerHelp,Training,Nahro Training&Meetings	1408	250	ManagementImprovements • ComputerHelp,Training,Nahro Training&Meetings	1408	250
	Administration	1410	7794	Administration	1410	7794
	Audit	1411	250	Audit	1411	250
	Fees&Costs	1430	550	Fees&Costs	1430	550
	SiteImprovement: Landscaping&Sidewalks	1450	8000	SiteImprovement:	1450	0
	DwellingStructures Completemergingunitsin6plex	1460	15000	DwellingStructure Replacelocksonunits Shinglebuildings	1450	61307
	DwellingEquipment Replacestoves&refrigerators	1465	30707	DwellingEquipment	1465	0
	Non-DwellingStructure	1470	0	Non-DwellingStructure	1470	0
	Non-DwellingEquip Replacewaterheaters&pumps Newlawnmower	1475	7600	Non-DwellingEquip:	1475	0
	TotalAmountofGrant		77941			77941

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

Activities 2001 & 2002	Activities for Year: 2005 FFY Grant: 2005 PHAFY: 7/2005		Activities for Year: 2006 FFY Grant: 2006 PHAFY: 7/2006			
NE26P025	Operations	1406	7790	Operations	1406	7790
	Management Improvements • Computer Help, Training, Nahro Training & Meetings	1408	250	Management Improvements • Computer Training, Nahro Training & Meetings	1408	250
	Administration	1410	7794	Administration	1410	7794
	Audit	1411	250	Audit	1411	250
	Fees & Costs	1430	550	Fees & Costs	1430	550
	Site Improvement	1450	0	Site Improvement	1450	0
	Dwelling Structures Replace kitchen cupboards Replace Bath Tile Complete shingling	1460	61307	Dwelling Structures Paint outside trim Remodel community room	1460	54307
	Dwelling Equipment	1465	0	Dwelling Equipment	1465	0
	Non Dwelling Structure	1470	0	Non Dwelling Structure	1470	0
	Non Dwelling Equipment	1475	0	Non Dwelling Equipment Replace golf cart	1475	7000
	Total Annual Grant		77941	Total Annual Grant		77941
	Total estimated cost over next 5 years		\$389,705			,

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**DAVIDCITYHOUSING
AUTHORITY
ATTACHMENTSE,F,G,H**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDI N
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**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:

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

Elected

Appointed

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

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): [Supporting documents sent with hard copy to Omaha HUD Office as proof of posting notice to resident for resident commissioner.](#)

B. Date of next term expiration of a governing board member: [05-02-2002](#).

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): [Mayor Steve Smith](#)

**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 GRAB MEMBERS:

Carol Karel
Rosemary Stites
Helen Litty

These members were elected at the annual Resident Advisory Board meeting.

**Required Attachment G:
Comments of Resident Advisory Board or Boards**

RAB BOARD RECOMMENDATIONS AND DAVID CITY HOUSING AUTHORITY RESPONSE:

The Resident Advisory Board met on [March 7, 2002](#).

Comments on Plan:

[The residents made no comments or additions to the 2002 Agency Plan.](#)

PHA Response:

[N/A](#)

**Required Attachment H:
 COMPONENT 10(B) VOLUNTARY CONVERSION OF
 DEVELOPMENT(S) FROM PUBLIC HOUSING STOCK:
 REQUIRED INITIAL ASSESSMENTS**

1. How many of the PHA's developments are subject to the Required Initial Assessment?
One
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly, disabled developments not general occupancy projects?)
3. How many Assessments were conducted for the PHA's covered developments? One
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

The David City Housing Authority has completed the process of conducting the Required Initial Assessment for Voluntary Conversion of Developments of Public Housing Stock. The Certification of Compliance will be submitted in hard copy to HUD - Omaha .

The following is an excerpt from the minutes of the [April 4, 2002](#) minutes of the Board of Commissioners Meeting:

#1 HUD requires a one-time Initial Assessment of Voluntary Conversion of Developments from Public Housing Stock by October 1, 2001, with reports submitted in the FY 2002 Agency Plan along with subsequent certification of the assessment by the board of commissioners.

#2 An Initial Assessment was completed by the Executive Director of the David City Housing Authority with the following results:

#3 The David City Housing Authority has conducted an assessment of their public housing stock and the community and after due consideration has concluded that conversion of the development is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion for the following reason(s):

- a. Conversion would be more expensive than continuing to operate the development as public housing;
- b. Conversion to Section 8 tenant based assistance would not effect the ability to occupy the housing development; and
- c. Workability of vouchers within the David City community would be inappropriate.

#4 The David City Housing Authority has opted not to convert public housing.