

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**STANTONHOUSINGAUTHORITY**

**AGENCYPLAN**

CopyfromPIH2000 -4a

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTO BECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan**  
**i. Agency Identification**

**PHAName:** STANTONHOUSINGAUTHORITY

**PHANumber:** NE029

**PHAFiscalYearBeginning:(mm/yyyy)** 7/2002

**PHA Plan Contact Information:**

Name: Louise Eberly, Executive Director  
Phone: 402-439-2005  
TDD: 402-439-2005  
Email(if available): ivmanor@stanton.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, 1109 Ivy St., PO Box 658, Stanton, NE 68779
- 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

[24CFR Part 903.7]

## ii. 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.

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<input type="checkbox"/> Attachment__: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment__: Public Housing Drug Elimination Program (PHDEP) Plan	
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<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 Public Housing Certification	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
• Documentation to Field Office - Proof of Notification to Residents of Resident Commissioner Requirements	

### iii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

N/A

#### 1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcoveredinother sections of this Update.

None

#### 2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAs arenotrequiredtocompletethiscomponent.

A.  Yes  No: IsthePHAeligibletoparticipateintheCFPinthefiscalyearcoveredbythis PHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown) CapitalFundProgramgrant fortheupcomingyear? \$ 44,259

C.  Yes  No DoesthePHAplantoparticipateintheCapitalFundPrograminthe upcomingyear?Ifyes,completetherestofComponent7.Ifno,skiptonext component.

D.CapitalFundProgramGrantSubmissions

##### (1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachment D

##### (2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachment C

#### 3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredtocompletethissection.

1.  Yes  No: DoesthePHAplantconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If“No”,skiptonextcomponent;if “yes”,completeoneactivitydescriptionforeach development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
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 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

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

#### **4. Voucher Homeownership Program**

[24CFRPart903.79 (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 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 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**

[24CFRPart903.7(m)]

Exemptions Section 8 Only PHA may skip to the next component PHA 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**

[24CFRPart903.79(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 (Filename) [ne029efgh01](#)

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 **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)

### **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: (provide name here)

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: (list below)  
**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: (describe below)

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

**D. 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. 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 as 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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: Stanton Housing Authority
1b. Development (project) number: NE029

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3.  Yes  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/M M/YYYY)
- Activities pursuant to HUD - approved Conversion Plan underway

Small PHA Plan Update

Annual Plan for Fiscal Year: 2002

**STANTON HOUSING AUTHORITY  
ATTACHMENT C**

**Annual Statement Capital Fund Report**



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

<b>PHAName:</b> STANTON HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program: NE26P029 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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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	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	4,425			
3	1408 Management Improvements	1,000			
4	1410 Administration	2,250			
5	1411 Audit	500			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	750			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	8,600			
10	1460 Dwelling Structures	15,234			
11	1465.1 Dwelling Equipment — Nonexpendable	9,000			
12	1470 Non Dwelling Structures	0			
13	1475 Non Dwelling Equipment	2,500			
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)	44,259			
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				





SmallPHAPlanUpdate  
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**STANTONHOUSINGAUTHORITY  
ATTACHMENTB  
PerformanceandEvaluationR eport**

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

PHAName: Stanton Housing Authority      Grant Type and Number      Capital Fund Program: NE26P029  
 Capital Fund Program Replacement Housing Factor      Grant No:      Federal FY of Grant: 2000

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 01)  
 Performance and Evaluation Report for Period Ending: 12/31/01       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	5500	5500.00	5500	5500
3	1408 Management Improvements	2500	2599.08	1500	1500
4	1410 Administration	2000	2000.00	2000	2000
5	1411 Audit		0		
6	1415 Liquidated Damages		0		
7	1430 Fees and Costs	0	535.00	535	535
8	1440 Site Acquisition		0		
9	1450 Site Improvement	3000	10710.00	8267.18	8267.18
10	1460 Dwelling Structures	30395	22052.92	13152.44	13152.44
11	1465.1 Dwelling Equipment — Nonexpendable		0		
12	1470 Non Dwelling Structures		0		
13	1475 Non Dwelling Equipment		0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Modified for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	43,395	43,395	30954.62	30954.62
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/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Stanton Housing Authority	Grant Type and Number Capital Fund Program#: NE26P029 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2000
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Development Number	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
	Operations: Two brick signs at entrance to project	1406	4340	5500.00	5500	5500	100%
	Management Improvements: ED Training, Conference, Workshops	1408	2500	2599.08	1500	1500	
	Administration: Fee for Supervising projects, contracts, bids, agency plan	1410	1000	2000.00	2000	2000	
	Audit	1411	0	0	0	0	
	Fees & Costs: Agency Plan Preparation	1430	0	535.00	535	535	
	Site Improvement: Electricity/Labort light for signs Contractor - Plans for signs Security Lights at top signs Lettering for Sign at entrance NEW: Security Lighting for Common Area (RAB request)	1450	12,500	10710.00 (387.38) (427.05) (1155.53) (1697.22) (7042.82)	8267.18	8267.18	
	Dwelling Structures: Lighting upgrade for apartments Window Blinds 1 unit Faucets & Filters for drinking water Shower Tile replacement Air Conditioner replacement Water Softeners in each tenant building Water Softener outlets	1460	22,555	22050.92 (8814.48) (84.00) (1826.69) (150.00) (597.75) (10098.00) (480.00)	13152.44	13152.44	
	Dwelling Equipment	1465.1	0	0	0	0	
	Non Dwelling Structure:	1470	0	0	0	0	
	Non Dwelling Equipment	1475	0	0	0	0	
	Total		43,395	43,395	30954.62	30954.62	



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

PHA Name: Stanton Housing Authority	Grant Type and Number Capital Fund Program: NE26P029 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2001</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 01)  
 Performance and Evaluation Report for Period Ending: 12/31/01     
 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	4340	4340	0	0
3	1408 Management Improvements	4685	500	0	0
4	1410 Administration	1000	2150	0	0
5	1411 Audit		0		
6	1415 Liquidated Damages		0		
7	1430 Fees and Costs	0	500	0	0
8	1440 Site Acquisition		0		
9	1450 Site Improvement	11370	9000	8860	8860
10	1460 Dwelling Structures	19500	5000	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	20269	0	0
13	1475 Nondwelling Equipment	3364	2500	0	0
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)	44259	44259	8860	8860
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/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Stanton Housing Authority		Grant Type and Number Capital Fund Program#: NE26P029 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2001	
Development Number NE029	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
	Operations:	1406	4340	4340	0	0	
	Management Improvements: Training, Conference, Workshops; upgrades software	1408	4685	500	0	0	
	Administration: Fee for extra work involved in supervising projects, contracts, bids for CFP	1410	1000	2150	0	0	
	Audit	1411	0	0	0	0	
	Fees & Costs: Preparation of Agency Plan	1430	0	500	0		
	Site Improvement: Continues sidewalk/concrete work Additional if needed for Common area lighting	1450	11370	9000	8860	8860	
	Dwelling Structures: Carpet & linoleum in vacant units	1460	19500	5000	0	0	
	Dwelling Equipment	1465.1	0	0	0	0	
	Non Dwelling Structure Board approved Maintenance Garage with electricity and concrete floor Fluorescent lights in Community Room	1470	0	20269	0	0	
	Non Dwelling Equipment Upgrade computer equipment	1475	3364	2500	0	0	
	<b>Total</b>		<b>44259</b>	<b>44259</b>	<b>8860</b>	<b>8860</b>	



Small PHA Plan Update

Annual Plan for Fiscal Year: 2002

**STANTON HOUSING AUTHORITY  
ATTACHMENT C**

**Annual Statement Capital Fund Report**



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

PHAName: STANTON HOUSING AUTHORITY      Grant Type and Number      Capital Fund Program: NE26P029      Federal FY of Grant: **2002**  
 Capital Fund Program Replacement Housing Factor Grant No:

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	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	4,425			
3	1408 Management Improvements	1,000			
4	1410 Administration	2,250			
5	1411 Audit	500			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	750			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	8,600			
10	1460 Dwelling Structures	15,234			
11	1465.1 Dwelling Equipment — Nonexpendable	9,000			
12	1470 Non Dwelling Structures	0			
13	1475 Non Dwelling Equipment	2,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
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20	Amount of Annual Grant: (sum of lines 2 - 19)	44,259			
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				





U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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AnnualPlanforFiscalYear: 2002

**STANTONHOUSINGAUTHORITY**  
**ATTACHMENTA**  
**SupportingDocumentsChecklist**

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## 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	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 (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/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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	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
✓	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI 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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	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"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· 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);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
✓	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

**STANTON HOUSING AUTHORITY  
ATTACHMENT  
Five Year Action Plan**

Copy from PIH2000 -4a

## Capital Fund Program Five - Year Action Plan

### Part I: Summary

PHAName:StantonHousingAuthority					<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:03				
Development Number/Name/HA-Wide	Year1 2002	WorkStatementforYear2 FFYGrant:2003 PHAFY:7/2003		WorkStatementforYear3 FFYGrant:2004 PHAFY:7/2004		WorkStatementforYear4 FFYGrant:2005 PHAFY:7/2005		WorkStatementforYear5 FFYGrant:2006 PHAFY:7/2006	
NE029	Annual tatemer								
		OPERATIONS	4425	OPERATIONS	4425	OPERATIONS	4425	OPERATIONS	4425
		MANAGEMENT IMPROVEMENTS	1000	MANAGEMENT IMPROVEMENTS	1000	MANAGEMENT IMPROVEMENTS	1000	MANAGEMENT IMPROVEMENTS	1000
		ADMINISTRATION	2250	ADMINISTRATION	2250	ADMINISTRATION	2250	ADMINISTRATION	2250
		AUDIT	0	AUDIT	500	AUDIT	0	AUDIT	500
		FEES&COSTS	600	FEES&COSTS	600	FEES&COSTS	600	FEES&COSTS	600
		SITE IMPROVEMENT	5000	SITE IMPROVEMENT	1000	SITE IMPROVEMENT	5000	SITE IMPROVEMENT	8000
		DWELLING STRUCTURE	26000	DWELLING STRUCTURE	30000	DWELLING STRUCTURE	15000	DWELLING STRUCTURE	11500
		DWELLING EQUIPMENT	2200	DWELLING EQUIPMENT	1000	DWELLING EQUIPMENT	10000	DWELLING EQUIPMENT	12984
		NON-DWELLING STRUCTURE:	0	NON-DWELLING STRUCTURE	500	NON-DWELLING STRUCTURE	0	NON-DWELLING STRUCTURE	1900
		NON-DWELLING EQUIPMENT	2784	NON-DWELLING EQUIPMENT	2984	NON-DWELLING EQUIPMENT	5184	NON-DWELLING EQUIPMENT	2000
<b>TotalCFPFunds (Est.)</b>		<b>44259</b>		<b>44259</b>		<b>44259</b>		<b>44259</b>	
TotalReplacementHousingFactorFunds									

## Capital Fund Program Five - Year Action Plan

<b>PartII:SupportingPages —WorkActivities</b>						
Activitiesfor 2001&2002	ActivitiesforYear:2003 FFYGrant:2003 PHAFY:7/2003			ActivitiesforYear:2004 FFYGrant:2004 PHAFY:7/2004		
NE029	Operations	#1406	4425	Operations	1406	4425
	ManagementI mprovements Training,Conference,Officeupgrades	1408	1000	ManagementImprovements Training,Conference,Officeupgrades	1408	1000
	Administration DirectorfeeforCFPadmin.	1410	2250	Administration DirectorfeeforCFPadmin.	1410	2250
	Audit	1411		Audit	1411	500
	Fees&Costs AgencyPlanPrep.	1430	600	Fees&Costs AgencyPlanPrep.	1430	600
	SiteImprovement: • Landscaping(trees,shrubs,floral gardens) • Continueconcreteworkasneeded	1450	5000	SiteImprovement: • Landscapingupkeep	1450	1000
	DwellingStructures • Bathroomrehab –stools,sinks, vanity,faucetinunits • Continuereplacementofappliances (refrigerators,A/C,stoves	1460	26000	DwellingStructure • Continuewithreplacementofappliances (refrig.&stoves) • BeginWasher&Dryerstackableun itsin eachapt.	1450	30,000
	DwellingEquipment • Boilerupgrades&newcontrolboxes	1465	2200	DwellingEquipment BoilerUpgrade&NewControlBoxes	1465	1000
	Non-DwellingStructure	1470	0	Non-DwellingStructure • CommunityRoomLighting	1470	500
	Non-DwellingEquip: • PushTrimMower • Snowblower	1475	2784	Non-DwellingEquip: • PaperShredder • Computer • Copier	1475	2984
	<b>TotalAmountofGrant</b>		<b>44259</b>			<b>44,259</b>

**CapitalFundProgramFive -YearActionPlan  
PartII:Supporting Pages—WorkActivities**

	ActivitiesforYear:2005 FFYGrant:2005 PHAFY:7/2005			ActivitiesforYear:2006 FFYGrant:2006 PHAFY:7/2006		
NE029	Operations	1406	4425	Operations	1406	4425
	ManagementImprovements Training,ConferencesComputerupgrade	1408	1000	ManagementImprovements Training,Conferences,Workshops	1408	1000
	Administration DirectorfeeforCFPworkload	1410	2250	Administration DirectorfeeforCFPworkload	1410	2250
	Audit	1411	0	Audit	1411	500
	Fees&Costs	1430	600	Fees&Costs	1430	600
	SiteImprovement • TreeTrimming • Landscaping • AdditionalConcretework	1450	5000	SiteImprovement AdditionalConcreteWork TreeTrimming Landscaping	1450	8000
	DwellingStructure • BeginreplacementofCarpetinunits • Unitpainting • Replacewindowcover ingsinunits • Continueappliances(stoves&A/C)	1460	15000	DwellingStructure • Continewithcarpetingunits • Continewithpaintingunits • Continewithappliance replacement • Continewithwindowcoveringreplacement	1460	11500
	DwellingEquipment • Carryover Washer & Dryer installationinunits	1465	10000	DwellingEquipment • BoilerRepairs • WaterHeaterReplacement	1465	12984
	NonDwellingStructure WaterHeater –communitybuilding	1470	800	NonDwellingStructure • UpkeetoOfficeBuilding&Maintenance Shed • Caulk&Weatherizeallbuildings	1470	1000
	NonDwellingEquipment • NewRidingMower	1475	5184	NonDwellingEquipment • BoilerUpgrade –officebuilding • Maintenancetools	1475	2000
	<b>TotalAnnualGrant</b>		<b>44259</b>	<b>TotalAnnualGrant</b>		<b>44259</b>
	<b>Totalestimatedcostovernext5years</b>		<b>\$221,295</b>			

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**STANTONHOUSINGAUTHORITY**  
**ATTACHMENTE,F,G,H**

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**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): [The Executive Director has notified tenants of the Resident Commissioner Requirement by posting on the community bulletin board and by verbal communication at the resident meetings. No response or interest has been generated to date. Supporting notification documents are being submitted to the Omaha HUD field office with the Agency Plan.](#)

B. Date of next term expiration of a governing board member: 7/1/2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Tim Kabes, 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.)

**PHA Resident Advisory Board Members :**

Lucille Raetz –deceased March 2002 –in process of finding replacement  
Lavern Taylor  
Mildred Bruhn

**Required Attachment \_\_G\_\_:  
Comments of Resident Advisory Board or Boards**

**RAB BOARD RECOMMENDATIONS AND STANTON HOUSING AUTHORITY RESPONSE:**

Resident Advisory Board met on 12 -27-2001.

Minutes or Discussions follows:

The Executive Director of the Stanton Housing Authority presented the Agency Plan for discussion with the residents attending the meeting. The residents suggested the Executive Director pursue providing additional security lighting in 3 different areas of the common grounds that are very dark. With this exception, no additional comments were made with regard to the work projects planned for FY 2002 and the Five Year Plan.

PHA Response: Concerned with the safety and well-being of the residents and as a security measure, the Executive Director revised the 2000 Capital Fund Program to include additional security lighting to three areas of the common grounds. Bids were solicited and work has begun on this project.

**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 Stanton 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 March 21, 2002 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 Stanton Housing Authority with the following results:

#3 The Stanton 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 Stanton community would be inappropriate.

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