

.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**CREIGHTONHOUSINGAUTHORITY**

**AGENCYPLAN**

CopyfromPIH2000 -4a

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

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

**PHAName:** CREIGHTONHOUSINGAUTHORITY

**PHANumber:** NE034

**PHAFiscalYearBeginning:** 7/2002

**PHA Plan Contact Information:**

Name: Deb Vandernick, Executive Director

Phone: 402-358-5668

TDD: 402-358-5668

Email(if available): crehousi@bloomnet.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, [1106 Millard Ave., Creighton, NE 68729](#)
- 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

FiscalYear 2002

[24CFRPart903.7]

## 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 checked="" type="checkbox"/> Attachment H: Voluntary Conversion of Public Housing Certification	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
<a href="#">Required Certifications by Hard Copy to Omaha HUD Field Office</a>	

### iii. Executive Summary

[24CFR Part 903.79(r)]

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

None

### 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.

The Creighton Housing Authority is networking with other housing agencies to update several policies and address other issues.

### 2. Capital Improvement Needs

[24CFR Part 903.79(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? \$ 45,240

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.D Demolition and Disposition

[24CFR Part 903.79(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))intheplanFiscalYear?(If“No”,skiptonextcomponent;if  
 “yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

<b>Demolition/DispositionActivityDescription            (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)</b>	
1a.Developme ntname: 1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: <u>          (DD/MM/YY)</u>	
5.Numberofunitsaffected: 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopme nt	
7.Relocationresources(selectallthatapply) <input type="checkbox"/> Section8for       units <input type="checkbox"/> Publichousingfor       units <input type="checkbox"/> Preferenceforadmissiontootherpublichousingorsection8 <input type="checkbox"/> Otherhousingfor       units(describewhat)	
8.Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Actualorprojectedstartdateofrelocationactivities: c.Projectendddateofactivity:	

**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 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.SafetyandCrimePrevention:PHDEPPlan**

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmaykiptothenextcomponentPHAseligibleforPHDEPfundsmustprovidea PHDEPPlanmeetingspecifiedrequirementspriortoreceipto fPHDEPfund.

A.  Yes  No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown)PHDEPgrantforthe upcomingyear? \$\_\_\_\_\_

C.  Yes  No DoesthePHAplantoparticipateinthePHDEPinthepcomingyear?If yes,answerquestionD.Ifno,skiptonextcomponent.

D.  Yes  No:The PHDEPPlanisattachedatAttachment\_\_\_\_\_

## **6.OtherInformation**

[24CFRPart903.79(r)]

### **A. ResidentAdvisoryBoard(RAB)RecommendationsandPHAResponse**

1.  Yes  No: DidthePHAreceiveanycommentsonthePHAPlan fromtheResident AdvisoryBoard/s?

2. Ifyes,thecommentsareAttachedat [AttachmentG](#) (Filename) [ne034efgh01](#)

3. InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

ThePHAchangedportionsof thePHAPlaninresponsetocomments Alistofthesechangesisincluded

Yes  No:below

Yes  No:attheendoftheRABCommentsin [AttachmentG](#) .

Consideredcommen ts,butdeterminedthatnochangestothePHAPlanwere necessary.AnexplanationofthePHA'sconsiderationisincludedattheendof theRABCommentsinAttachment\_\_\_\_\_.

Other:(listbelow)

### **B.StatementofConsistencywiththeCon solidatedPlan**

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesasnecessary).

1. ConsolidatedPlanjurisdiction:(providenamehere)

2. ThePHAhastakenthefollowingstepstoensureconsistencyofthis PHAPlanwiththe ConsolidatedPlanforthejurisdiction:(selectallthatapply)

- 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 change 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**

[24CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: Creighton Housing Authority 1b. Development (project) number: NE034
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input 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 Plan 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

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**CREIGHTONHOUSING  
AUTHORITY  
ATTACHMENTB  
PerformanceandEvaluationReport**

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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**

<b>PHAName: Creighton Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: NE26P034 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2000</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				
3	1408 Management Improvements				
4	1410 Administration	1800	1800	1800	1800
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	14817	9193.65	9193.65	3265.25
10	1460 Dwelling Structures	27900	33523.35	33523.35	33523.35
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	44517	44517	44517.00	38588.60

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

<b>PHAName:</b> Creighton Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: NE26P034 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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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	
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: Creighton Housing Authority		Grant Type and Number Capital Fund Program#: NE26P034 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2000		
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:	1406	0	0	0	0	100%
	Management Improvements:	1408	0	0	0	0	
	Administration: Fee for Supervising projects, contracts, bids, Preparation of agency plan	1410	1800	1800	1800	1800	
	Audit	1411	0	0	0	0	
	Fees & Costs:	1430	0	0	0	0	
	Site Improvement: Replace Sidewalks	1450	14817	9193.65	9193.65	3265.25	
	Dwelling Structures: New Steel Exterior Doors	1460	27900	33523.35	33523.35	33523.35	
	Dwelling Equipment	1470	0	0	0	0	
	Total		44517	44517	44517.00	38588.60	





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

PHAName: Creighton Housing Authority		Grant Type and Number Capital Fund Program#: NE26P034 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	0		0	0	
	Management Improvements:	1408	0		0	0	
	Administration: Fee for extra work involved in supervising projects, contracts, bids for CFP	1410	2300		2300.00	405.00	
	Audit	1411	0		0	0	
	Fees & Costs:	1430	0		0	0	
	Site Improvement: Replaces sidewalk/concrete work	1450	15723		0	0	
	Dwelling Structures: Handicap doors for Comm. Building Carpeting	1460	10800 3500		12271.47	12271.47	
	Dwelling Equipment Mini Blinds & Drapes	1465.1	12917		6875.34	6875.34	
	Non Dwelling Structure	1470	0		0	0	
	Non Dwelling Equipment	1475	0		0	0	
	Total		45240		21446.81	19551.81	



U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**CREIGHTONHOUSING  
AUTHORITY  
ATTACHMENTA  
SupportingDocumentsChecklist**

CopyfromPIH2000 -4a

## 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
✓	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

**CREIGHTON HOUSING  
AUTHORITY  
ATTACHMENT C**

**Annual Statement Capital Fund Report**

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Copy from PIH2000 -4a **Annual State ment Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName:</b> CREIGHTON HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program: NE26P034 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	4500			
3	1408 Management Improvements				
4	1410 Administration	2300			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	500			
8	1440 Site Acquisition				
9	1450 Site Improvement	14398			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable	20042			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3500			
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)	45240			
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				



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

PHAName: CREIGHTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program#: NE26P034 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	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	
NE034	OPERATIONS	1406	4500				
	MANAGEMENT IMPROVEMENTS: Training, Conference Fees	1408					
	ADMINISTRATION: Fee for extra work in carry out CFP projects	1410	2300				
	AUDIT	1411					
	FEES & COSTS: Prepare Agency Plan	1430	500				
	SITE IMPROVEMENT: Directory Board Building ID (1500) Replace 2 culverts (5000) Concrete work continued (7898)	1450	14398				
	DWELLING STRUCTURE:	1460					
	DWELLING EQUIPMENT: New stoves (9000) Kitchen Lights (2142) Exhaust fans/lights (8900)	1465.1	20042				
	NON DWELLING STRUCTURE	1470					
	NON DWELLING EQUIPMENT: New Mailboxes Vacuum Cleaner & Steam Cleaner Computer Replacement	1475	3500				
	TOTAL		45240				

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

PHAName: Creighton Housing Authority		<b>Grant Type and Number</b> Capital Fund Program#: NE26P034 Capital Fund Program Replacement Housing Factor#:				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	
	3/31/04			9/30/05			

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

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

Copy from PIH2000 -4a

# Capital Fund Program Five - Year Action Plan

## Part I : Summary

PHAName:CreightonHousingAuthority					<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:02				
Development Number/Name/HA-Wide	Year1 2001 & 2002	WorkStatementforYear3 FFYGrant:2003 PHAFY:7/2003		WorkStatem entforYear4 FFYGrant:2004 PHAFY:7/2004		WorkStatementforYear5 FFYGrant:2005 PHAFY:7/2005		WorkStatementforYear6 FFYGrant:2006 PHAFY:7/2006	
NE034	Annual tatermer								
		OPERATIONS	4500	OPERATIONS	4500	OPERATIONS	4500	OPERATIONS	4500
		MANAGEMENT IMPROVEMENTS	0	MANAGEMENT IMPROVEMENTS	0	MANAGEMENT IMPROVEMENTS	500	MANAGEMENT IMPROVEMENTS	0
		ADMINISTRATION	2300	ADMINISTRATION	2300	ADMINISTRATION	2300	ADMINISTRATION	3000
		AUDIT	0	AUDIT	0	AUDIT	0	AUDIT	0
		FEES&COSTS	500	FEES&C OSTs	500	FEES&COSTS	500	FEES&COSTS	500
		SITE IMPROVEMENT	723	SITE IMPROVEMENT	723	SITE IMPROVEMENT	0	SITE IMPROVEMENT	13000
		DWELLING STRUCTURE	37217	DWELLING STRUCTURE	37217	DWELLING STRUCTURE	8217	DWELLING STRUCTURE	18240
		DWELLING EQUIPMENT	0	DWELLING EQUIPMENT	0	DWELLING EQUIPMENT	11223	DWELLING EQUIPMENT	0
		NON-DWELLING STRUCTURE:	0	NON-DWELLING STRUCTURE	0	NON-DWELLING STRUCTURE	3000	NON-DWELLING STRUCTURE	0
		NON-DWELLING EQUIPMENT	0	NON-DWELLING EQUIPMENT	0	NON-DWELLING EQUIPMENT	15000	NON-DWELLING EQUIPMENT	6000
<b>TotalCFPFunds (Est.)</b>		<b>45240</b>		<b>45240</b>		<b>45240</b>		<b>45240</b>	
TotalReplacementHousingFactorFunds									

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

Activities for 2001 & 2002	Activities for Year: 2003 FFY Grant: 2003 PHAFY: 7/2003		Activities for Year: 2004 FFY Grant: 2004 PHAFY: 7/2004			
	Operations	#1406	4500	Operations	1406	4500
	Management Improvements Training, Conference, Office upgrades	1408	0	Management Improvements Training, Conference, Office upgrades	1408	0
	Administration Director fee for CFP admin.	1410	2300	Administration Director fee for CFP admin.	1410	2300
	Audit	1411	0	Audit	1411	0
	Fees & Costs Agency Plan Prep.	1430	500	Fees & Costs Agency Plan Prep.	1430	500
	Site Improvement: • Landscaping (trees, shrubs, floral gardens) • Continue concrete work as needed	1450	723	Site Improvement: • Concrete/Landscaping upkeep	1450	723
	Dwelling Structures • Install new cabinet doors & drawers, fronts and veneer on existing wood frame 14 units	1460	37217	Dwelling Structure • Continue with cabinet doors & drawers, fronts and veneer on existing wood frame	1450	37217
	Dwelling Equipment	1465	0	Dwelling Equipment	1465	0
	Non-Dwelling Structure	1470	0	Non-Dwelling Structure	1470	0
	Non-Dwelling Equip:	1475	0	Non-Dwelling Equip:	1475	0
	<b>Total Amount of Grant</b>		<b>45240</b>			<b>45240</b>

<b>Capital Fund Program Five - Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities 2001&2002	Activities for Year: 2005 FFY Grant: 2005 PHAFY: 7/2005			Activities for Year: 2006 FFY Grant: 2006 PHAFY: 7/2006		
	Operations	1406	4500	Operations	1406	4500
	Management Improvements Training, Conferences, Neighborhood Workshops	1408	500	Management Improvements Training, Conferences, Workshops	1408	0
	Administration Director fee for CFP workload	1410	2300	Administration Director fee for CFP workload	1410	3000
	Audit	1411	0	Audit	1411	0
	Fees & Costs Agency Plan preparation	1430	500	Fees & Costs Agency Plan preparation	1430	500
	Site Improvement	1450	0	Site Improvement Additional Concrete Work/Landscaping	1450	13000
	Dwelling Structure • Paint units	1460	8217	Dwelling Structure • New Windows	1460	18240
	Dwelling Equipment • Refrigerators	1465	11223	Dwelling Equipment	1465	0
	NonDwelling Structure Paint Community Room	1470	3000	NonDwelling Structure	1470	0
	NonDwelling Equipment • Boiler replacement • Computer & Office Equip. Upgrade	1475	15000	NonDwelling Equipment • New Mower and snowblower	1475	6000
	<b>Total Annual Grant</b>		<b>45240</b>	<b>Total Annual Grant</b>		<b>45240</b>
	<b>Total estimated cost over next 5 years</b>		<b>\$221,295</b>			

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**CREIGHTONHOUSING  
AUTHORITY**

**ATTACHMENTE,F,G,H**

**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: Vivian M. Frank

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 08/19/2003

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: 8/2003

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

Shirley Fisch  
Vivian Frank

These individuals were asked by the Executive Director to serve on the Resident Advisory Board. Mrs. Frank is also a Resident Chairwoman Commissioner. Mrs. Fisch is the President of the Resident Council.

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

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

Resident Advisory Board met on 11-14-2002.

Minutes or Discussions follows:

The Executive Director of the Creighton Housing Authority presented the Agency Plan for discussion with the residents attending the meeting. Suggestions were made to move the mailboxes ahead in the plan and since new carpeting is being installed, the vacuum and steam cleaners could be moved ahead. No other additional comments were made with regard to the work projects planned for FY 2002 and the Five Year Plan.

The Housing Authority responded by revising the work project schedule and moving these two items ahead to the year 2002 Capital Fund Program.

**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)?  
Zero
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
None	0

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

The Creighton 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 to HUD - Omaha.

The following is an excerpt from the minutes of the February 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 Creighton Housing Authority with the following results:

#3 The Creighton 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 Creighton community would be inappropriate.

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