

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**COLUMBUSHOUSINGAUTHORITY
AGENCYPLAN**

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

PHA Plan Agency Identification

PHAName: ColumbusHousingAuthority

PHANumber: NE104

PHAFiscalYearBeginning: 10/2002

PHA Plan Contact Information:

Name: Howard R. Smith

Phone: 402 -564-1131

TDD: 402 -564-1131

Email (if available): cha@megavision.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered :

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

Annual PHA Plan
Fiscal Year 2002
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the 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	1
2. Capital Improvement Needs	1
3. Demolition and Disposition	1
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	3
6. Other Information:	
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	4
C. Criteria for Substantial Deviations and Significant Amendments	5
D. Conversion of Public Housing to Tenant-Based Assistance	6
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Performance and Evaluation Report	
<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	
<input checked="" type="checkbox"/> Other:	
Attachment H: Public Hearing	
Attachment I: Voluntary Conversion to Section 8	

ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAOoption,provideabrief overviewoftheinformationintheAnnualPlan

NotRequired

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthataren'tcovered inother sectionsofthisUpdate.

None

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAsaren'trequiredto completethiscomponent.

A. Yes No: IsthePHAeligible to participate intheCFPinthefiscalyear coveredbythisPHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown)CapitalFund Programgrantfortheupcomingyear? \$ 108,175

C. Yes No DoesthePHAplant o participateintheCapitalFundProgramin theupcomingyear?Ifyes,completetherestofComponent7.Ifno,skiptonext component.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachment D

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachment s B&C

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsaren'trequiredto completethissection.

1. Yes No: DoesthePHAplant o conductanydemolitionordisposition 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 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

- 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 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? \$ _____ the

- 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 Referrals to Public Hearing Attachment H
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 Changes listed in Attachment G
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the 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: 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 2005-2009 Consolidated Plan does not yet 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:

The Housing Authority has assigned agreement on fixed real -estate taxes, also referred to as PILOT (Payment In Lieu of Taxes).

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the

following actions and commitments: The 2005-2009 State of Nebraska Consolidated Plan does not yet quantify housing needs. This Plan calls for maintaining existing and creating additional affordable housing. In this sense the efforts of Columbus Housing Authority to maintain the public housing inventory is in accordance with the State Consolidated Plan.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

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

a. Substantial Deviation from the 5 -year Plan:

A Substantial Deviation from the 5 -year Plan is any changes in the mission statement and/or strategies to implement the mission of the authority. This includes but is not limited to the reallocation of funds or the definition 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. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY19 96 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 FY19 96 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2001

COLUMBUSHOUSINGAUTHORITY

ATTACHMENTA

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

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 Certification 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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	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 52 837) 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
	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

COLUMBUS HOUSING AUTHORITY

ATTACHMENT B

Performance and Evaluation Report

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

U.S. Department of Housing
and Urban Development

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

Comprehensive Improvement Assistance Program (CIAP)

Office of Public and Indian Housing

HA Name: COLUMBUS Housing Authority	Modernization Project Number: NE26P104904 -99	FFY of Grant Approval : 1999
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Original CIAP Budget Revised CIAP Budget/Revision Number X Progress Report for Period Ending 03/31/2001 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)	\$4,000.00		\$4,000.00	\$4,000.00
3	1408 Management Improvements				
4	1410 Administration	\$1,650.00		\$1,650.00	\$1,650.00
5	1415 Liquidated Damages				
6	1430 Fees and Costs	\$12,289.00		\$12,289.00	\$12,289.00
7	1440 Site Acquisition				
8	1450 Site Improvement	\$15,820.00		\$15,820.00	\$15,820.00
9	1460 Dwelling Structures				
10	1465.1 Dwelling Equipment — Nonexpendable				
11	1470 Non dwelling Structures	\$80,230.00		\$80,230.00	\$80,230.00
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)	\$113,989.00		\$113,989.00	\$113,989.00
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 (24 CFR 12.50). Signature of Director, Office of Public Housing/ONAP Administrator Date (mm/dd/yyyy)</p>
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form HUD-52825 (10/96) ref Handbook 7485.1

CIAP Budget/Progress Report
0044

U.S. Department of Housing

OMB Approval No. 2577

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Part II: Supporting Pages

and Urban Development
Office of Public and Indian Housing

(exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
NE104	OPERATIONS Computers for Admin. Staff	1406	\$4000	\$4000	\$0	\$4000	\$4000
	ADMINISTRATION	1410	\$1650	\$1650	\$0	\$1650	\$1650
	FEES & COSTS:	1430	\$12289	\$12289	\$0	\$12289	\$12289
	SITE IMPROVEMENTS Drainage Extension, Light Pole Additions, Replace pipe under Boiler Room, Water Main Repairs, Repair leak underground in Boiler Room, landscaping and irrigation, concrete work	1450	\$15820	\$15820	\$0	\$15820	\$15820
	NONDWELLING STRUCTURES Office addition	1470	\$80230	\$80230	\$0	\$80230	\$80230

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

Development Number	Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
NE104	April 2001								March 2001

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

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

PHAName: Columbus Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no):
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$11,413.00		\$11,413.00	\$11,413.00
3	1408 Management Improvements Soft Costs	6,846.00			
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000.00		\$8,932.22	\$8,932.22
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$70,000.00		\$70,000.00	\$70,000.00
13	1475 Nondwelling Equipment	\$10,846.00		\$6,600.87	\$6,600.87
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: Columbus Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/02
 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)	\$114,105.00		\$96,946.09	\$96,946.09
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -- Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: COLUMBUS Housing Authority			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE104	9/30/02	-	9/30/02	9/30/03	-	9/30/03	

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

PHAName: Columbus Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P104501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds		0		
2	1406 Operations	\$20,310.00	\$29,910.00	-	-
3	1408 Management Improvements Soft Costs	\$5,000.00	\$1,000.00	-	-
4	1410 Administration		0		
5	1411 Audit		0		
6	1415 Liquidated Damages		0		
7	1430 Fees and Costs	\$500.00	\$500.00	-	-
8	1440 Site Acquisition		0		
9	1450 Site Improvement	\$34,000.00	\$32,000.00	\$797.86	\$797.96
10	1460 Dwelling Structures	\$19,000.00	\$19,000.00	\$6,628.81	\$6,628.81
11	1465.1 Dwelling Equipment — Nonexpendable		0		
12	1470 Nondwelling Structures	\$2,000.00	\$2,000.00	-	-
13	1475 Nondwelling Equipment	\$35,600.00	\$32,000.00	-	-
14	1485 Demolition		0		
15	1490 Replacement Reserve		0		
16	1492 Moving to Work Demonstration		0		
17	1495.1 Relocation Costs		0		
18	1499 Development Activities		0		
19	1502 Contingency		0		
			0		

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

PHAName: Columbus Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P104501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$116,410.00	\$116,410.00	\$7,426.77	\$7,426.77
21	Amount of line 20 Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance		\$3,750.00	\$3,554.31	\$3,554.31
	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: Columbus Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
NE104	Operations		1406		\$20,310.00	\$29,910.00	-	-	
	Computers and Training		1408		\$5,000.00	\$1,000.00	-	-	
	A&E Fees		1430		\$500.00	\$500.00	-	-	
	Fence, Concrete, Parking, HVAC, Smoke Detectors		1450		\$34,000.00	\$32,000.00	\$797.96	\$797.96	
	Carpets(5)		1460		\$19,000.00	\$19,000.00	\$6,628.21	\$6,628.81	
	Remaining Office Addition		1470		\$2,000.00	\$2,000.00	-	-	
	Pickup, Riding Mower, Phones, etc.		1475		\$35,600.00	\$32,000.00	-	-	
						0			
	Total				\$116,410.00	\$116,410.00	\$7,426.77	\$7,426.77	

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

PHAName: COLUMBUS Housing Authority			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE104	3/31/03	-	3/31/03	9/30/04		9/30/04	

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

COLUMBUSHOUSINGAUTHORITY
ATTACHMENTC
CapitalFundAnnualPlan

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

PHAName: Columbus Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P104501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$32,175.00			
3	1408 Management Improvements Soft Costs	\$1,000.00			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$500.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$15,000.00			
10	1460 Dwelling Structures	\$46,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	0			
12	1470 Nondwelling Structures	\$2,500.00			
13	1475 Nondwelling Equipment	\$11,000.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			

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

PHAName: Columbus Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P104501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$108,175.00			
21	Amount of line 20 Related to LBP Activities	\$4,000.00			
	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: Columbus Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P104501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
NE104	Operations		1406		\$32,175.00	-			
	Management Improvement		1410		\$1,000.00	-			
	Fees & costs		1430		\$500.00	-			
	Site Improvement - parking lot		1450		\$15,000.00	-			
	Dwelling Structure: HVAC, Carpet(5), Lighting above sink/pantry, Handicap thermostats, Ranges & Refrigerators		1460		\$46,000.00	-			
	Nondwelling Structures: West laundry		1470		\$2,500.00				
	Nondwelling Equipment: Office/maintenance equipment		1475		\$11,000.00				
	TOTAL				\$108,175.00				

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

PHAName: COLUMBUS Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE104	9/30/02	-	9/30/02	9/30/03	-	9/30/03	

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate

AnnualPlanforFiscalYear: 2002

COLUMBUSHOUSINGAUTHORITY

ATTACHMENTD

FiveYearActionPlan

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName: Columbus Housing Authority		<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 01							
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 10/2003		Work Statement for Year 3 FFY Grant: 2004 PHAFY: 10/2004		Work Statement for Year 4 FFY Grant: 2005 PHAFY: 10/2005		Work Statement for Year 5 FFY Grant: 2006 PHAFY: 10/2006	
NE104	Annual Statement								
		OPERATIONS	\$32,175	OPERATIONS	\$32,175	OPERATIONS	\$32,175	OPERATIONS	\$32,175
		MANAGEMENT IMPROVEMENTS	\$1,000	MANAGEMENT IMPROVEMENTS	\$1,000	MANAGEMENT IMPROVEMENTS	\$1,000	MANAGEMENT IMPROVEMENTS	\$1,000
		FEES AND COSTS	\$500	FEES AND COSTS	\$500	FEES AND COSTS	\$500	FEES AND COSTS	\$500
		SITE IMPROVEMENT	\$35,000	SITE IMPROVEMENT	\$14,500	SITE IMPROVEMENT	\$5,000	SITE IMPROVEMENT	\$5,000
		DWELLING STRUCTURE	\$26,000	DWELLING STRUCTURE	\$37,500	DWELLING STRUCTURE	\$55,000	DWELLING STRUCTURE	\$60,000
		NON-DWELLING STRUCTURE:	\$5,000	NON-DWELLING STRUCTURE	\$15,000	NON-DWELLING STRUCTURE	\$5,000	NON-DWELLING STRUCTURE	\$7,000
		NON-DWELLING EQUIPMENT	\$8,500	NON-DWELLING EQUIPMENT	\$7,500	NON-DWELLING EQUIPMENT	\$9,500	NON-DWELLING EQUIPMENT	\$2,500
Total CFP Funds (Est.)		\$108,175		\$108,175		\$108,175		\$108,175	
Total Replacement Housing Factor Funds									

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

Activities for Year 1		Activities for Year: 2003 FFY Grant: 2003 PHAFY: 10/2003		Activities for Year: 2004 FFY Grant: 2004 PHAFY: 10/2004	
Operations	Total	\$ 32,175	Operations	Total	\$ 32,175
Management Improvement	Total	\$ 1,000	Management Improvements	Total	\$ 1,000
Fees & Costs	Total	\$ 500	Fees & Costs	Total	\$500
Site Improvement	Total	\$ 35,000	Site Improvement	Total	\$14,500
	Extend north flood control & drainage	\$ 15,000		Concretework	
	Concrete replacement	\$ 20,000			
Dwelling Structures	Total	\$ 26,000	Dwelling Structures	Total	\$37,500
	HVAC, 2 Boilers, etc.	\$ 15,000		HVAC, 2 Boilers	\$15,000
	Carpets (5)	\$ 5,000		Carpets (5)	\$ 5,000
	Ranges & Refrigerators	\$ 6,000		Power wash brick	\$15,000
				Replace Windows	\$ 2,500
Non-Dwelling Structure	Total	\$ 5,000	Non-Dwelling Structure	Total	\$15,000
	West laundry			Power wash brick	\$ 5,000
Non-Dwelling Equipment	Total	\$ 8,500		Begin replacing windows	\$10,000
	Office/maintenance equipment		Non-Dwelling Equipment	Total	\$7,500
				Office/maintenance equipment (cont.)	
Total Amount of Grant		\$108,175			\$108,175

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

Activities for Year 1	Activities for Year: 2005 FFY Grant: 2005 PHAFY: 10/2005	Activities for Year: 2006 FFY Grant: 2006 PHAFY 10/2006
Operations	Total \$ 32,175	Operations Total \$ 32,175
Management Improvements	Total \$ 1,000	Management Improvements Total \$ 1,000
Fees and Costs	Total \$500	Fees and Costs Total \$ 500
Site Improvement	Total \$5,000	Site Improvement Total \$ 5,000
	Concrete(Cont.)	Concrete(Cont.)
Dwelling Structures	Total \$55,000	Dwelling Structures Total \$ 60,000
	HVAC, 2 Boilers \$15,000	HVAC, 2 Boilers \$ 15,000
	Carpets(5) \$ 5,000	Carpets(5) \$ 5,000
	Roofing or windows \$35,000	Roofing or windows \$ 40,000
Non-Dwelling Structures	Total \$ 5,000	Non-Dwelling Structures Total \$ 7,000
	Roofing	Roofing/Shingles
Non-Dwelling Equipment	Total \$ 9,500	Non-Dwelling Equipment Total \$ 2,500
	Washer/Dryer \$7,500	Office/maintenance equipment
	Office/maintenance equipment \$2,000	
Total Annual Grant	\$108,175	Total Annual Grant \$108,175
Total estimated cost over next 5 years		\$540,875

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**COLUMBUSHOUSINGAUTHORITY
ATTACHMENTS:
E,F,G,H,I**

**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: Alyce Cumming

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 12/15/2006

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: 12/15/2002

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

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

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

PUBLIC HOUSING RAB MEMBERS:

Margarette L. Kassmeyer
Larry Remmers
Michael Geery

No Section 8 residents were willing to participate in RAB.

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

The following are issues discussed/recommendations received from the RAB Board at the May 14, 2002 meeting and the response given by the Columbus Housing Authority:

- 1) Adding a small laundry facility (possibly two washers and two dryers) in a central area of the west part of Heritage House to eliminate the long walk to the current laundry facility during inclement weather;
- 2) Future need for re-shingling and window replacement;
- 3) Replace the current parking blocks with shorter blocks that would accommodate vehicles with less clearance.

CHA Response to RAB and Action :

Comments were deemed feasible and, therefore, included in the Capital Fund Program budget.

Attachment H: Agency Plan Public Hearing

1. Use of Tub/Shower Combination (Two residents commented)

CHA Response – Heritage house was completed in 1971 and designed for independent seniors, 62 and older, and was remodeled in the mid-90's. A tub/shower combination has been furnished to all non-handicapped adaptable apartments. Handrails/grab bars are furnished at each end of the tub and meet standards. Handicapped adaptable units are equipped with showers only.

2. Thermostats were reported to be too high for some residents.

CHA Response – The 2002 CFP Budget includes replacements of Thermostats in dwelling structures. These thermostats will be of the handicapped style with larger print and will be mounted on the wall to meet ADA/504 requirements.

3. Drainage on the grounds.

CHA Response – This is not a problem unique to Heritage House as Columbus is built on a flood plain and is very flat, making it difficult to drain properly. The 1999 CIAP funding began to address this problem and continues over time and as budget permit (see Work Activities in the Plan).

4. Need for more telephone jacks in some of the units.

CHA Response – Although not included in the 2002 Plan, this could be a justifiable item for the future.

5. Concrete Repairs

CHA Response – Concrete repair is an ongoing process and will be addressed on an as-needed basis.

6. Large range in unit (one resident)

CHA Response – This request was reviewed some months ago, with the Board doing a walk-through of the apartments. It was shown, at the time, that due to space limitations you could not accommodate a large range, nor is it feasible to redesign the kitchen.

7. Request for Ramp to unit entrance (one resident)

Resident's comment – the CHA was very willing to accommodate her request for a ramp to eliminate the step into her front door.

**Required Attachment I:
 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 Columbus 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 the conclusion of the Board of Commissioners (July 2002 meetings):

“The Columbus Housing Authority has opted not to convert public housing to section 8”.