

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Lexington
609 East Third Street
Lexington, NE 68850

PHA Number: NE010

PHA Fiscal Year Beginning: (mm/yyyy) 07-2003

PHA Plan Contact Information:

Name: Diane K. Adams, Executive Director
Phone: (302) 324-4633
TDD: (308) 324-6619
Email (if available): lexha@cozadtel.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
- 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 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	Page #
Annual Plan	
i. Executive Summary (optional)	
2	
ii. Annual Plan Information	
A	
iii. Table of Contents	
1	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2	
2. Capital Improvement Needs	
2	
3. Demolition and Disposition	
3	
4.1 Deconcentration & Income Mixing	
3	
4.2 Homeownership: Voucher Homeownership Program	
3	
5. Crime and Safety: PHDEP Plan	
4	
6. Other Information:	
A. Resident Advisory Board Consultation Process	
4	
B. Statement of Consistency with Consolidated Plan	
5	
C. Criteria for Substantial Deviations and Significant Amendments	
5	
Attachments	
Page#	
<input checked="" type="checkbox"/> Attachment <u>A</u> : Supporting Documents Available for Review Pg.	
6	
<input checked="" type="checkbox"/> Attachment <u>B1</u> : Capital Fund Program Annual Statement FY 2000	
11	

<input checked="" type="checkbox"/>	Attachment <u>B2</u> : Capital Fund Program Annual Statement FY 2001	
15 <input checked="" type="checkbox"/>	Attachment <u>B3</u> : Capital Fund Program Annual Statement FY 2002	
	19	
<input checked="" type="checkbox"/>	Attachment <u>B4</u> : Capital Fund Program Annual Statement FY 2003	
	23	
<input checked="" type="checkbox"/>	Attachment <u>C</u> : Capital Fund Program 5 Year Action Plan	
27		
<input checked="" type="checkbox"/>	Attachment <u>D</u> : Voluntary Conversion Required Initial Assessment	
	31	
<input checked="" type="checkbox"/>	Attachment <u>E</u> : Resident Membership on PHA Board or Governing Body	33
<input checked="" type="checkbox"/>	Attachment <u>F</u> : Membership of Resident Advisory Board or Boards	34
<input checked="" type="checkbox"/>	Attachment <u>G</u> :Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	34 35
<input checked="" type="checkbox"/>	Attachment <u>H</u> :Minutes of the Public Hearing	36

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

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

The Lexington Housing made minor changes in Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. The Section 8 Administrative Plan had the definition of "Welfare" updated. Other sections added to the end of the Plan include Conducting Business in Accordance with Core Values and Ethical Standards, Support For Our Armed Forces and the Section 8 Anti-Fraud Policy. The Public Housing Admissions and Continued Occupancy Policy changes included the updated definitions of Included and Excluded Annual Income and the Welfare Assistance Payments. The section on Support for Our Armed Forces was also added to the end of the policy. All other policies remain unchanged.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 127,397

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 C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B-1 for FY 2000, B-2 for FY 2001, B-3 for FY 2002 and B-4 for FY 2003

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8

<input type="checkbox"/> Other housing for _____ units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4.1 Deconcentration and Income Mixing

A. ___ Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.

4.2 Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment G

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment 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 at the end of the RAB Comments in Attachment G.

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*

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: *Lexington Comprehensive Plan Update Dated 1999-2009 and Fannie Mae Multi-Cultural Market Report for the Lexington, NE area*

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)

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: *No Substantial deviations have been made.*

B. Significant Amendment or Modification to the Annual Plan:

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Lexington Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

The only significant amendments or modifications to the Annual Plan are the few policy changes as outlined in Number 1, Summary of Policy or Program Changes for the Upcoming Year.

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
X	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
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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
X	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
X	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
X	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
X	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
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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
X	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
X	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
X	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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT B-1 REVISED ANNUAL STATEMENT EFFECTIVE 2003
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: LEXINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: NE26P01050100 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: 2)
 Performance and Evaluation Report for Period Ending: 03-31-2003 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	19,500	19,500	19,500	19,500
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	2,559	2,559	2,559	2,559
8	1440 Site Acquisition				
9	1450 Site Improvement	27,500	27,500	27,500	22,956.34
10	1460 Dwelling Structures	39,484.05	39,484.05	39,484.05	24,664.41
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	42,607.95	42,607.95	42,607.95	42,607.95
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)	131,691	131,690	131,691	112,327.70
21	Amount of line 20 Related to LBP Activities	0.00			

ATTACHMENT B-1 REVISED ANNUAL STATEMENT EFFECTIVE 2003

Annual Statement/Performance and Evaluation Report

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

PHA Name: LEXINGTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: NE26P01050100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2003		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance	0.00			
23	Amount of line 20 Related to Security	0.00			
24	Amount of line 20 Related to Energy Conservation Measures	0.00			

ATTACHMENT B-2 REVISED ANNUAL STATEMENT EFFECTIVE 2003
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: LEXINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: NE26P01050101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---------------------------------------	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03-31-2003 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	34,000	39,000	34,000	34,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	92,753.51	87,753.51	70,108.58	70,108.58
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,141	2,141	2,141	2,141
13	1475 Nondwelling Equipment	4,937.49	4,937.49	4,937.49	4,937.49
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				

ATTACHMENT B-3 REVISED ANNUAL STATEMENT EFFECTIVE 2003
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: LEXINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: NE26P01050102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---------------------------------------	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03-31-2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	127,397	127,397	71,590.62	71,590.62
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	8,000	15,278.64	0.00	0.00
23	Amount of line 20 Related to Security	10,545	10,545	10,545	10,545
24	Amount of line 20 Related to Energy Conservation Measures				

ATTACHMENT B-3 REVISED ANNUAL STATEMENT EFFECTIVE 2003

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: LEXINGTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: NE26P01050102 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.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NE010-001	Interior Painting	1406		5,000	5,000	5,000	5,000	Complete
Eastlawn	Grounds Lighting	1450		10,545	10,545	0.00	0.00	Incomplete
	Wrap Porch Poles	1460		3,000	1,285.44	1,285.44	1,285.44	Complete
	Bathroom Sink Cabinets	1465.1		12,000	23,582.74	0.00	0.00	Incomplete
	H/C Height Toilets	1454.1		8,000	15,278.64	0.00	0.00	Incomplete
NE010-002	Interior Painting	1406		5,000	5,000	5,000	5,000	Complete
Scattered Sites	Wrap Porch Poles	1460		3,000	1,285.43	1,285.43	1,285.43	Complete
	Screen Doors	1460		6,400	6,400	0.00	0.00	Incomplete
	Front Storm Doors	1460		20,691	4,841.49	4,841.49	4,841.49	Complete
H-A Wide	Misc. Maintenance Equipment	1406		5,000	5,000	5,000	5,000	Complete
	Carpenter Salary	1406		31,620	31,620	31,620	31,620	Complete
	Computer Equipment	1410		15,000	15,000	15,000	15,000	Complete
	REAC Renovations	1460		2,141	2,558.26	2,558.26	2,558.26	Complete
	TOTALS			127,397	127,397	71,590.62	71,590.62	

ATTACHMENT B-4 ANNUAL STATEMENT EFFECTIVE 2003

Annual Statement/Performance and Evaluation Report

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

PHA Name: LEXINGTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: NE26P01050103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2-19)	127,397			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Compliance	0.00			
23	Amount of line 20 Related to Security	0.00			
24	Amount of line 20 Related to Energy Conservation Measures	12,250			

ATTACHMENT B-4 ANNUAL STATEMENT EFFECTIVE 2003

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: LEXINGTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: NE26P01050103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NE010-001	Interior Paint	1406		5,000		0.00	0.00	
Eastlawn	Kitchen Ceramic Tile	1460		20,000		0.00	0.00	
	Wire L.R. Ceilings	1460		7,500		0.00	0.00	
	L.R. Ceiling Fans	1465		4,750		0.00	0.00	
NE010-002	Interior Paint	1406		5,000		0.00	0.00	
Scattered Sites	Utility Room Cabinets	1460		24,000		0.00	0.00	
H-A Wide	Misc. Maintenance Equipment	1406		6,754		0.00	0.00	
	Carpenter Salary	1406		32,252		0.00	0.00	
	Computer Equipment	1408		3,000		0.00	0.00	
	REAC Renovation	1460		2,141		0.00	0.00	
	Lawn Mower	1475		17,000		0.00	0.00	
	TOTALS			127,397				

ATTACHMENT C
Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2			
Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
NE010-001 Eastlawn		48,841	5,000	45,061	75,000
NE010-002 Scattered Sites		20,500	45,561	42,766	5,000
H-A Wide		58,052	76,832	39,566	47,393
CFP Funds Listed for 5-year planning		127,397	127,397	127,397	127,397
Replacement Housing Factor Funds					

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NE010-001	Interior Painting	5,000	NE010-001	Interior Painting	5,000
Eastlawn	Concrete	5,000	Eastlawn	Community Building	70,000
	Carpet	12,061			
	Drapes	13,000		Subtotal	75,000
	Subtotal	35,061			
			NE010-002	Interior Painting	5,000
			Scattered Sites		
NE010-002	Interior Painting	5,000		Subtotal	5,000
Scattered Sites	Hot Water Heaters	10,800			
	Water Softeners	13,000			
	Faucets	10,000	H-A Wide	Carpenter Salary	35,600
	Replace Appliances	5,966		Computer Equip.	5,000
	Insulation	10,000		REAC Renovations	5,000
	Subtotal	59,766		Misc. Maint. Equip.	1,793
				Subtotal	47,393
H-A Wide	Carpenter Salary	34,566			
	Computer Equipment	5,000			
	Subtotal	39,566			
Total CFP Estimated Cost		\$127,393			\$127,393

Table Library

REQUIRED ATTACHMENT D

VOLUNTARY CONVERSION REQUIRED INITIAL ASSESSMENT

- c. How many of the PHA's developments are subject to the Required Initial Assessments? **ONE**

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **ONE ELDERLY PROJECT**

- c. How many Assessments were conducted for the PHA's covered developments? **ONE**

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

INITIAL ASSESSMENT

For

Voluntary Conversion of Lexington Housing Authority Developments from Public Housing Stock

The Lexington Housing Authority has two developments of Public Housing, one being the original development, Eastlawn Apartments, 49 units housing persons 62 years and older, and the other is a 32 unit development of scattered site family housing.

This assessment for voluntary conversion of public housing stock only relates to the 32 units of scattered site family housing. In order to determine that the Lexington Housing Authority scattered site development may be appropriate for conversion, the development must meet the following tests:

Conversion would not adversely affect the availability of affordable housing in the community of Lexington, Nebraska;

Conversion would principally benefit residents of the public housing development to be converted and the community; and

Conversion would not be more expensive than continuing to operate the development as public housing.

By answering "no" to any of the three statements above the voluntary conversion would not be viable.

It is the consensus of the Board of Commissioners of the Housing Authority of the City of Lexington that conversion of the public housing scattered site units in Lexington to the Housing Choice Voucher program would adversely affect the availability of affordable housing in the community to the persons whose income falls between thirty percent and fifty percent of the area median income. Because it is mandated that seventy-five percent of all persons receiving a Housing Choice Voucher must be at or below thirty percent of the area median income, the sector of the population currently utilizing the scattered site public housing with incomes at fifty percent of area median income would not be eligible to live in the housing currently available to them. These families, although not at extremely low income limits are considered to be of very low income and still do need assistance with their housing and the 32 public housing scattered site units are meeting that need.

Because of this consensus, the Lexington Housing Authority will not be voluntarily converting their scattered site public housing units to Housing Choice Vouchers.

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: *Della Mae Courter*

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): *December, 2004*

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: *December, 2003*

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): *Mayor John Fagot*

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

List members of the Resident Advisory Board

Rosie Rogers
Della Mae Courter
Irene Darnall
Paul Workman
Leon Stauffer
Mary Stauffer
James Zeleski
Deb Broussard

Letters were sent to twenty individuals participating in Public Housing Elderly and Scattered Site programs and the Section 8 Housing Choice Voucher Program. Names of these individuals were chosen at random from all persons participating in the programs. The date and time of the Resident Advisory Board meeting was listed in the letters and the persons named above were the residents to participate. Copies of all policies and the 2003 Agency Plan Draft were made available to the RAB.

Required Attachment G: Comments of the Resident Advisory Board

The Executive Director opened the meeting by reading the minutes of the 2002 Agency Plan Resident Advisory Board meeting. The Director then held a detailed discussion on improvements listed for each year of the five year plan.

Comments at the meeting were as follows:

Many comments were made about the items already listed in the Five Year Plan for expanding the Capital Fund Grants. Higher toilets, bathroom sink cabinets and new window covering were all especially appreciated.

A request was made to have flag holders installed at all apartments and homes.

Also suggested was the idea of trimming and cleaning under the tall evergreen trees in the Eastlawn Apartments block.

Garbage disposers were discussed again this year and it was agreed that they would be a high maintenance item that would be more trouble than they would be worth.

Water softeners in the Scattered Site units were discussed with the idea being accepted, however, if the families have to purchase their own salt for the machines, that might become a financial hardship.

A discussion was held about dishwashers being installed in the Scattered Site homes, however, some attendees did not want to give up their existing cabinet space to have a dishwasher installed.

Additional insulation for the Scattered Site homes was discussed.

The idea of saving funds to close Fillmore Street to build a new Community Building of offices was also discussed. Many positive comments were made, however, loss of existing parking was a concern.

The Lexington Housing Authority Board of Commissioners considered all comments from the resident Advisory Board as follows:

MINUTES OF THE SPECIAL MEETING HOUSING AUTHORITY OF THE CITY OF LEXINGTON MARCH 24, 2003

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for a Special Meeting on Monday, March 24, 2003. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Owens, Gutierrez, Courter, and Kowalski. Also present was Diane K. Adams, Executive Director.

APPROVAL OF AGENDA

After review, a motion was made and seconded to approve the agenda as presented. The Chairman called for a vote with all voting aye. Motion carried.

REVIEW DISCUSS AND CONSIDER RESIDENT ADVISORY BOARD COMMENTS

The Commissioners reviewed the comments of the Resident Advisory Board point by point as follows:

The Commissioners were pleased that the residents are looking forward to their higher toilets, bathroom sink cabinets and new vertical blinds that are currently in the Five Year Plan.

The request to have flag holders installed will be done on a case by case basis. It was decided this item can be financed through budgeted operating funds.

The request to have the large evergreen trees in the Eastlawn block trimmed and cleaned under was discussed. The Commissioners do not plan to trim the trees, however all the grounds will have be cleaned of the debris that blows in with the winter winds. This item will not be included as an item in the Capital Fund budget, it is included in the regular operating fund budget.

A discussion on garbage disposers again this year brought the Commissioners and Resident Advisory Board in agreement that even though the disposers would be nice, they would be a high maintenance item and be more trouble than they are worth. This item will not appear in the Capital Fund Five Year

Plan.

Members of the Resident Advisory Board felt water softeners would be nice, however if the tenant is responsible for purchasing the salt, it might become a financial burden. After more discussion, the Commissioners decided to leave this item in the 2006 year of the Five Year Plan. The advantages of cleaner plumbing and hot water heaters was the main reason to leave this item in the plan for now. This item will be considered again next year.

The Commissioners considered the idea of installing dishwashers in the Scattered Site homes, however, at this, with funding being uncertain for future years, dishwashers were not included in the Five Year Plan.

The suggestion of adding insulation to the Scattered Site homes was discussed. The Commissioners agreed this would be a good energy conservation item. Therefore, insulation was added to the 2006 year of the Five Year Plan.

The Commissioners were pleased the Resident Advisory Board had favorable comments on the idea of closing Fillmore Street to build a centrally located community room and office. The concern over the loss of existing parking was discussed and it was felt that would be something an engineer could address and help design so parking would not be lost.

ADJOURNMENT

There being no further business to come before the Authority, the meeting was declared adjourned. Another Special Meeting is scheduled for Tuesday, March 25th immediately following the Agency Plan Public Hearing.

ATTACHMENT H : MINUTES OF THE PUBLIC HEARING

MINUTES OF THE PUBLIC HEARING HOUSING AUTHORITY OF THE CITY OF LEXINGTON MARCH 25, 2003

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for a Public Hearing on the Lexington Housing Authority Agency Plan on Tuesday, March 25, 2003. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Owens, Gutierrez, Courter and Kowalski. Also present was Diane K. Adams, Executive Director. There was no general public in attendance, even though the meeting had been advertised in the Lexington Clipper Herald and posters had been placed in various locations around the city. One Staff person and a family member attended.

ADJOURNMENT

After waiting a reasonable time with no general public in attendance, Chairman Helvey declared the Public Hearing closed and the meeting adjourned.

**MINUTES OF THE SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF LEXINGTON
MARCH 25, 2002**

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for a Special Meeting on Tuesday, March 25, 2003. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Owens, Gutierrez, Kowalski and Courter. Also present was Diane K. Adams, Executive Director.

APPROVAL OF AGENDA

After review, a motion was made and seconded to approve the agenda as mailed. The Chairman called for a vote with all voting aye. Motion carried.

RESOLUTION NUMBER 399

The following resolution was introduced by Diane Adams, Executive Director; read in full and considered:

RESOLUTION NUMBER 399

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that the Chairman of the Housing Authority of the City of Lexington be authorized to sign the PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan.

Commissioner Owens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Gutierrez and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Helvey	
Owens	None
Gutierrez	
Courter	
Kowalski	

The Chairman thereupon declared said motion carried and said resolution adopted.

ADJOURNMENT

There being no further business to come before the Authority, the special meeting was declared adjourned.