

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: **2003**

**NELSON HOUSING AUTHORITY**  
**P.O. BOX 288**  
**NELSON, NE 68961**  
**NE082**

**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:** NELSON HOUSING AUTHORITY

**PHA Number:** NE082

**PHA Fiscal Year Beginning:** 04/2003

### PHA Plan Contact Information:

Name: DONNA L. DONDLINGER GENUNG

Phone: 402-225-3611

TDD: 402-225-3611

Email (if available): EC04146@alltel.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 202003**

[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.

<b>Contents</b>	<b><u>Page #</u></b>
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**Attachments**

- Attachment A : Supporting Documents Available for Review
- Attachment B Capital Fund Program Annual Statement (1999)
- Attachment C Capital Fund Program 5 Year Action Plan
- Attachment Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment D Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment E Resident Membership on PHA Board or Governing Body
- Attachment F Membership of Resident Advisory Board or Boards

- Attachment G Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Attachment H: Capital Fund Program Annual Statement (2000)
  - X Attachment I: Capital Fund Program Annual Statement (2001)
  - X Attachment J: Capital Fund Program Annual Statement (2002) & PART I 2007
  - X Attachment K: Capital Fund Program Annual Statement (2003)
  - X Attachment L: Capital Fund Program Five-Year Action Plan (2004-2005-2006-2007)

## **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.

## **NO UPDATES TO REPORT**

## **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? \$ 26,157.00

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 Attachment L

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment Attachment B (1999)

### **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

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

#### **4. 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? \$ \_\_\_\_\_

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 (File name)
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 \_\_\_\_.
  - 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 \_\_\_\_.
  - 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 area**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)  
The 2001-2004 Consolidated Plan does not quantify housing needs.
3. PHA Requests for support from the Consolidated Plan Agency  
 Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)**The 2001-2004 State of Nebraska Consolidated Plan does not quantify housing need. This plan calls for maintaining existing and**

**creating additional affordable housing. In this sense, the efforts 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. 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 reallocations of funds of the redefinition of clients. Changes that result from HUD mandates are excluded.**

**B. Significant Amendment or Modification to the Annual Plan: A Significant Amendment of Modifications to the Annual Plan includes: changes in budget items and capital fund projects due to emergencies, adjustment to policies to address issues such as vacancies; and initiate development projects that will affect the use of capital funds. Changes that result from changes in regulation other HUD mandates are excluded.**

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**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 to below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

**C. CONVERSION OF PUBLIC HOUSING TO TENANT-BASED ASSISTANCE  
[24 CFR PART 903.7 9 (J)]**

**A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriation Act.**

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

**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>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	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
NA	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 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
X	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
X	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
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

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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
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
	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
X	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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
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
	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)

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

<b>PHA Name:</b> NELSON HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program: NE26p082904-99 Capital Fund Program Replacement Housing Factor Grant No: ATTACHMENT B	<b>Federal FY of Grant:</b> 1999
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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				
3	1408 Management Improvements	2,943.00	0	2,943.00	2,943.00
4	1410 Administration	250.00	0	250.00	250.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	21,000.00	0	21,000.00	21,000.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,500.00	0	2,500.00	2,500.00
13	1475 Nondwelling 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)	26,693.00	0	26,963.00	26,693.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				



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

PHA Name: NELSON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: NE26P082904-99 Capital Fund Program Replacement Housing Factor #: ATTACHMENT B			Federal FY of Grant: 1999			
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	
NE082	DWELLING STRUCTURES REPLACE WINDOWS IN 12 UNITS	1460		21,000	0	21,000	21,000	COMPLETE
NE082	NON-DWELLING STRUCTURES REDECORATE COMMUNITY ROOM	1470		2,500	0	2,500	2,500	COMPLETE
NE082	MANAGEMENT IMPROVEMENTS COMPUTER SOFTWARE TRAINING	1408		2,943	0	2,943	2,943	COMPLETE
NE082	ADMINISTRATION EXTRA HOURS FOR CIAP WORK	1410		250	0	250	250	

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

PHA Name: NELSON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: NE26P082904-99 Capital Fund Program Replacement Housing Factor #: ATTACHMENT B			Federal FY of Grant: 1999			
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	
						26.693	26,693	COMPLETE





## Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NE082	HA-WIDE    NELSON HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

<b>1460 Replace Deck</b>	<b>24,538</b>	<b>24,538</b>	<b>2003</b>
<b>1406 Operations</b>	<b>2,300</b>		
<b>1410 Administration</b>	<b>1,500</b>		
<b>1430 Fees &amp; Costs</b>	<b>1,500</b>		
<b>1460 Kitchen Cupboards</b>			
<b>Medicine chests w/lights</b>	<b>19,239</b>	<b>24,538</b>	<b>2004</b>
<b>1406 Operation</b>	<b>2,300</b>		
<b>1410 Administration</b>	<b>1,500</b>		
<b>1430 Fees &amp; Costs</b>	<b>1,500</b>		
<b>1450 Underground Sprinklers</b>	<b>19,238</b>	<b>24,538</b>	<b>2005</b>
<b>1408 Management Improvements</b>	<b>1,000</b>		
<b>1406 Operations</b>	<b>2,300</b>		
<b>1410 Administration</b>	<b>1,500</b>		
<b>1430 Fees &amp; Costs</b>	<b>1,500</b>		
<b>1460 Remodel 2 units</b>	<b>9,358</b>		
<b>1465 Replace 3 refrigerators &amp; 3 stoves</b>	<b>2,500</b>		
<b>1475 Computer/Riding mower</b>	<b>6,380</b>	<b>24,538</b>	<b>2006</b>
<b>1460 Carpet, tile, painting, toilets</b>			
<b>Showers, kitchen cupboards,</b>			
<b>Bathroom vanities/sinks, etc.</b>	<b>20,000</b>		
<b>1465 Stoves/refrigerators</b>	<b>4,538</b>	<b>24,538</b>	<b>2007</b>
<b>TOTAL ESTIMATE OVER THE NEXT 5 YEARS</b>		<b>122,690.00</b>	

## PHA Public Housing Drug Elimination Program Plan (NOT REQUIRED)

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### **Section 1: General Information/History**

**A. Amount of PHDEP Grant \$** \_\_\_\_\_

**B. Eligibility type (Indicate with an "x")**      **N1**\_\_\_\_\_ **N2**\_\_\_\_\_ **R**\_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**12 Months** \_\_\_\_\_ **18 Months** \_\_\_\_\_ **24 Months** \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Grant Start Date</b>	<b>Grant Term End Date</b>
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FFY _____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 – Reimbursement of Law Enforcement</b>		<b>Total PHDEP Funding: \$</b>
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Required Attachment E: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

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

- Elected  
 Appointed

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

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):

B. Date of next term expiration of a governing board member: 12/31/2002

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

SCOTT STEMPER, MAYOR OF NELSON

**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 RESIDENTS ADVISORY BOARD MEMBERS:

THE NELSON HOUSING AUTHORITY DOES NOT HAVE A RESIDENT ADVISORY BOARD. THIS IS AN ELDERLY COMPLEX. WE SOLICIT COMMENTS EACH YEAR FROM OUR RESIDENTS, BUT THEY HAVE REFUSED TO SERVE ON A RESIDENT ADVISORY BOARD.

REQUIRED ATTACHMENT

Comments of Resident Advisory Board or Boards – NA

REQUIRED ATTACHMENT

COMPONENT 10(B) VOLUNTARY CONVERSION OF DEVELOPMENT(S) FROM PUBLIC STOCK: REQUIRED INITIAL ASSESSMENTS

1. How many of the PHA’s developments are subject to the Required Initial Assessment? 1
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?) NONE
3. How many Assessments were conducted for the PHA’s covered developments? 1
4. Identify PHA Development Name – NONE Number of Units – 0
5. If the PHA has not completed the Required Initial Assessments, describe the status of the Assessments:

The Nelson HA has completed the process of conducting the Required Initial Assessment of Voluntary Conversion of Developments of Public Housing Stock. The Certification of Compliance will be submitted to HUD-Omaha.

**EXCERPT FROM THE BOARD OF COMMISSIONERS MEETING:**

**#1. HUD required a one-time Initial Assessment of Voluntary Conversion of Developments from Public Housing Stock by October 1, 2001, with report submitted in the Year 2002 Agency Plan along with subsequent Certification of assessment by the Board of Commissioners.**

**#2. An Initial Assessment was completed by the Executive Director of the Nelson Housing Authority with the following results: As Assessment of Public Housing Stock and its role in the community (population and housing units) suggests 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 to Section 8 tenant based assistance would not increase the ability to occupy the housing units and the need of the persons and families with low-moderate incomes would not necessarily be better served.**

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Nelson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P082501-00 Replacement Housing Factor Grant No: ATTACHMENT H			<b>Federal FY of Grant:</b> 2000	
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	1,500	0			
	Management Improvements Hard Costs					
4	1410 Administration	983	0			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	1,784	0			
8	1440 Site Acquisition					
9	1450 Site Improvement	2,456	550	550	550	
10	1460 Dwelling Structures	18,635	24,808	24,808	24,808	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					

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

<b>PHA Name:</b> Nelson Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P082501-00 Replacement Housing Factor Grant No: ATTACHMENT H	<b>Federal FY of Grant:</b> 2000
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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	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	25,358	25,358	25,358	25,358
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name NELSON HOUSING AUTHORITY		ATTACHMENT L			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: # 2	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 4/2004	Work Statement for Year 3 FFY Grant: PHA FY: 4/2005	Work Statement for Year 4 FFY Grant: PHA FY:4/2006	Work Statement for Year 5 FFY Grant: PHA FY: 4/2007	
	Annual Statement					
		Operations 2,300	Operations 2,300	Operations 2,300	Operations 2,300	
		Management Improvement	Management Improvements	Management Improvements 1,000	Management Improvements 1,000	
		Administration 1,500	Administration 1,500	Administration 1,500	Administration 1,500	
		Fees & Costs 1,500	Audit	Audit	Audit	
		Site Improvements	Fees & Costs 1,500	Fees & Costs 1,500	Fees & Costs 1,500	
		Dwelling Structures 19,238	Site Improvements 19,238	Site Improvements	Site Improvements	
		Dwelling Equipment	Dwelling Structures	Dwelling Structures 9,358	Dwelling Structures 9,358	
		Dwelling Equipment	Dwelling Equipment	Dwelling Equipment 2,500	Dwelling Equipment 2,500	
Total Replacement Housing Factor Funds		Non-Dwelling Structure	Non-Dwelling Structure	Non-Dwelling Structure	Non-Dwelling Structure	
		Non-Dwelling Equipment 0	Non-Dwelling Equipment	Non-Dwelling Equipment 6,380	Non-Dwelling Equipment 6,380	
	Total CFP Funds (Est.)	\$ 24,538	\$ 24,538	\$24,538	\$24,538	

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

**ATTACHMENT L**

Activities for Year 1	Activities for Year: <b>2004</b> FFY Grant: <b>2004</b> PHA FY: <b>2004</b>			Activities for Year: <b>2005</b> FFY Grant: <b>2005</b> PHA FY: <b>2005</b>		
Operations	1406	2,300.00	Operations	1406	2,300.00	
Management Improvements	1408		Management Improvements	1408		
Administration	1410	1,500.00	Administration	1410	1,500.00	
Audit	1411		Audit	1411		
Fees & Costs	1430	1,500.00	Fees & Costs	1430	1,500.00	
Site Improvements	1450		Site Improvements Underground Sprinkler System	1450	19,238.00	
Dwelling Structures Kitchen cupboards, Medicine chests w/light	1460	19,238.00	Dwelling Structures	1460		
Dwelling Equipment	1465		Dwelling Equipment	1465		
Non-Dwelling Structure	1470		Non-Dwelling Structure	1470		
Non-Dwelling Equip.	1475		Non-Dwelling Equip	1475		
<b>Total Amount of Grant</b>		<b>\$24,538.00</b>			<b>\$ 24,538</b>	

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: NELSON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P082502-01 Replacement Housing Factor Grant No: ATTACHMENT I		Federal FY of Grant:  2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	1,500	1,500		
	Management Improvements Hard Costs				
4	1410 Administration	933	933		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,600	1,600		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	12,500	21,737	8,801.88	8,801.88
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,796	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: NELSON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P082502-01 Replacement Housing Factor Grant No: ATTACHMENT I	Federal FY of Grant:  2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	23,329	25.770	8,801.88	8,801.88
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

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

PHA Name: NELSON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P082501-01 Replacement Housing Factor Grant No: ATTACHMENT I				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	
HA WIDE	MANAGEMENT IMPROVEMENTS		1408		1,500	0			
HA WIDE	ADMINISTRATION		1410		933	0			
HA WIDE	FEES & COSTS		1430		1,600	0			
HA WIDE	DWELLING STRUCTURES		1460		12,500	21,737	8,801.88	8,801.88	
HA WIDE	NON-DWELLING STRUCTURES		1470		6,796	0			





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

**ATTACHMENT L #2**

Activities for Year 1	Activities for Year :2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
	Operations	1406	2,300	Operations	1406	
	Management Improvements (Training, Conferences, Workshops)	1408	1,000	Management Improvements	1408	
	Administration (Director fee for CFP Workload)	1410	1,500	Administration	1410	
	Audit	1411		Audit	1411	
	Fees & Costs	1430	1,500	Fees & Costs	1430	
	Site Improvements	1450		Site Improvements	1450	
	Dwelling Structure (Remodel 2 Units)	1460	9,358	Dwelling Structures (Carpet, Tile, Painting, Toilets, Showers, Kitchen, Cupboards, Bathroom vanities/sinks, etc.)	1460	20,000
	Dwelling Equipment (Replace 3 refrigerators & 3 stoves)	1465	2,500	Dwelling Equipment (Stoves & Refrigerators)	1465	4,538
	Non-Dwelling Structure	1470		No-Dwelling Structures	1470	
	Non-Dwelling Equipment (Replace computer, copier and riding lawn mower)	1475	6,380	Non-Dwelling Equipment	1475	
	<b>TOTAL ANNUAL GRANT</b>		\$ 24,638			\$ 24,638



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Nelson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P082501-02 Replacement Housing Factor Grant No: ATTACHMENT J			<b>Federal FY of Grant:</b>  2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	0	3,000		
	Management Improvements Hard Costs				
4	1410 Administration	1,500	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	23,157	21,538		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Nelson Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P082501-02 Replacement Housing Factor Grant No: ATTACHMENT J	Federal FY of Grant:  2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	26,157	24,538		
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			













## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Nelson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P082501-03 Replacement Housing Factor Grant No: ATTACHMENT K		<b>Federal FY of Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: #1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	2,300	0		
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	1,500	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	18,238	24,538		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

<b>PHA Name:</b> Nelson Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P082501-03 Replacement Housing Factor Grant No: ATTACHMENT K	<b>Federal FY of Grant:</b>  2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: #1)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	24,538	24,538		
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			











