

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear:July1,2003

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

**PHA Plan
Agency Identification**

PHAName: FallsCityHousingAuthority
800East21stStreet
FallsCity,Nebraska68355

PHANumber: NE095001

PHAFiscalYearBeginning: 07/2003

PHA Plan Contact Information:

Name:LindaK.Ebel,ExecutiveDirector
Phone:402 -245-4204

TDD:402 -245-4204

Email(ifavailable):fallscityha@sentco.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

[24CFR Part 903.7]

i. Table of Contents

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

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- Other (List below, providing each attachment name)

ii. Executive Summary

[24CFR Part 903.79(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.

Amended Admissions and Occupancy Policy to amend definition of welfare assistance 9/24/02

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 118,809

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 E

A. Capital Fund Program Annual Statement - Performance and Evaluation Report

The Capital Fund Program Annual Statement - Performance and Evaluation Report - 2001 is provided as Attachment B

B. Capital Fund Program Annual Statement - Performance and Evaluation Report

The Capital Fund Program Annual Statement - Performance and Evaluation Report - 2002 is provided as Attachment C

C. Capital Fund Program Annual Statement - 2003

The Capital Fund Program Annual Statement - 2003 is provided as Attachment D

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) 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. Voucher Homeownership Program

[24CFRPart903.79(k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24CFRPart903.7(m)]

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

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

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

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

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

6. Other Information

[24CFRPart903.79(r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (Filename)
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
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Nebraska Department of Economic Development
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)

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:

The five -year plan includes goals developed by the Housing Authority Board of Commissioners based upon the adopted mission statement. Thus a substantial deviation would result if the mission statement would be amended, a goal reached that could not be expanded or improved, or new goals adopted.

B. Significant Amendment or Modification to the Annual Plan:

The public housing authority considers a significant amendment or modification to the annual plan to include:

1. Change to or add mission policies
2. Change in admission preferences affecting the structure of the waiting list.
3. Work item addition of a non -emergency nature which have not previously been included either in the annual plan or 5 year action plan.

Exceptions to the above definition will be made in all cases which reflect changes due to HUD regulatory requirements or exceptions and is not considered a significant amendment by HUD.

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 Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	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
N/A	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
N/A	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 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
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	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
Not Required	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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
N/A	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	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
N/A	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
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	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
N/A	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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	<p>PHDEP-related documentation:</p> <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	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy</p>	Pet Policy

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
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
	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 Attachment B
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1 : Summary**

PHAName: FallsCityHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: NE26P09550101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	2000.00	2000.00	2000.00	2000.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	5000.00	5000.00	1234.50	1234.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3500.00	3500.00	920.00	920.00
8	1440 Site Acquisition				
9	1450 Site Improvement	3000.00	3000.00		
10	1460 Dwelling Structures	109400.00	107410.95	33236.68	14382.68
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	1891.00	3880.05	2986.00	2986.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	124791.00	124791.00	40377.18	21523.18
	Amount of line XX Related to LBP Activities				

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

PHAName: FallsCityHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: NE26P09550101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	70000.00	74174.27		
	Collateralization Expenses or Debt Service				

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

PHAName: Falls City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P09550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
001	Operations		1406		2000.00	2000.00	2000.00	2000.00	Complete
	Administration		1410		5000.00	5000.00	1234.50	1234.50	In Progress
	Fees and Costs		1430		3500.00	3500.00	920.00	920.00	In Progress
	Concrete Work		1450		3000.00	3000.00			In Progress
	2BR Apt Conversion		1460		26000.00	18854.00	18854.00		In Progress
	Heating/AC Units		1460		70000.00	74174.27			In Progress
	Countertops		1460		12700.00	11202.68	11202.68	11202.68	Complete
	Expansion Joint		1460		700.00				In Progress
	Carpet		1460			3180.00	3180.00	3180.00	Complete
	Misc. Maintenance Equipment		1475		1291.00	1291.00	396.95	396.95	In Progress
	Kitchen Equipment		1475		600.00	644.05	644.05	644.05	Complete
	Elevator Update		1475			1945.00	1945.00	1945.00	Complete

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

PHAName: Falls City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P09550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	3000.00			
3	1408 Management Improvements Soft Costs	1000.00		467.50	467.50
	Management Improvements Hard Costs				
4	1410 Administration	3518.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	7000.00			
10	1460 Dwelling Structures	72291.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	8,000.00			
13	1475 Non dwelling Equipment	20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	118,809.00			
	Amount of line XX Related to LBP Activities				

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

PHAName: Falls City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P09550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	47291.00			
	Collateralization Expenses or Debt Service				

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

PHAName: FallsCityHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: NE26P09550102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
001	Operations		1406		3000.00				InProgress
	ComputerUpdates		1408		1000.00		467.50	467.40	InProgress
	Administration		1410		3518.00				InProgress
	FeesandCosts		1430		4000.00				InProgress
	ConcreteWork		1450		4000.00				InProgress
	Landscaping		1450		3000.00				InProgress
	2BR Apt. Conversion		1460		25000.00				InProgress
	Windows-MainBuilding		1460		47291.00				InProgress
	Paint-InteriorNonDwelling		1470		8000.00				InProgress
	OfficeEquipment		1475		2000.00				InProgress
	LawnTractor		1475		18000.00				InProgress

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

PHAName: FallsCityHousingAuthority	GrantTypeandNumber CapitalFundProgram GrantNo: NE26P09550103 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2003
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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 Soft Costs	1,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	5000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	3000.00			
10	1460 Dwelling Structures	92309.00			
11	1465.1 Dwelling Equipment — Nonexpendable	2000.00			
12	1470 Non dwelling Structures	9500.00			
13	1475 Non dwelling Equipment	3000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	118809.00			
	Amount of line XX Related to LBP Activities				

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

PHAName: FallsCityHousingAuthority	GrantTypeandNumber CapitalFundProgram GrantNo: NE26P09550103 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2003
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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	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	45309.00			
	Collateralization Expenses or Debt Service				

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

PHAName: FallsCityHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: NE26P09550103 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost	Statusof Work
	ManagementImprovements		1408		1000.00			
	Administration		1410		5000.00			
	FeesandCosts		1430		3000.00			
	ConcreteWork		1450		1000.00			
	PlaygroundUpdates		1450		2000.00			
	RenovateBaths		1460		40000.00			
	CarpetReplacement		1460		5000.00			
	Windows		1460		47309.00			
	Drapes		1465		2000.00			
	ShopDoors		1470		7500.00			
	TrashroomFloors		1470		2000.00			
	DiningEquip&Furniture		1475		2000.00			
	Misc.Mtn.Equipment		1475		1000.00			

Capital Fund Program Five - Year Action Plan Attachment E

Part I: Summary

PHAName Falls City Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: NE26P09550104 PHAFY: 2004	Work Statement for Year 3 FFY Grant: NE26P09550105 PHAFY: 2005	Work Statement for Year 4 FFY Grant: NE26P09550106 PHAFY: 2006	Work Statement for Year 5 FFY Grant: NE26P09550107 PHAFY: 2007
	Annual Statement	156,400	131,611	152,750	125,000
Total CFP Funds (Est.)		156,400	131,611	152,750	125,000
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: <u>2004</u> FFY Grant: NE26P09550104 PHAFY: 6/30			Activities for Year: <u>2005</u> FFY Grant: NE26P09550105 PHAFY: 6/30		
Management Improvements	1408	1,000.00	Management Improvements	1408	1,000.00	
Administration	1410	5,000.00	Administration	1410	5,000.00	
Fees and Costs	1430	5,000.00	Fees and Costs	1430	5,000.00	
Concrete Work	1450	1,500.00	Concrete Work	1450	5,000.00	
2BR Apt Conv.	1460	25,000.00	Phonejacks	1460	2,720.00	
Carpet Replacement	1460	5,500.00	Attic Insulation	1460	22,000.00	
Roof Replacement	1460	50,000.00	Carpet Replacement	1460	5,000.00	
Windows-Family Units	1460	50,400.00	Roof Replacement	1460	46,891.00	
Drapes	1465	5,000.00	2BR Apt Conversion	1460	25,000.00	
Floor Dining Room	1470	5,000.00	Bath Vent Exhaust	1460	4,000.00	
Office Equipment	1475	2,000.00	Wall Covering -DR Hall	1470	10,000.00	
Maintenance Equipment	1475	1,000.00				

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

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: NE26P09550106 PHAFY: 6/30			Activities for Year: <u>2007</u> FFY Grant: NE26P09550107 PHAFY: 6/30		
Management Improvements	1408	1,000.00	Management Improvements	1408	1,000.00	
Administration	1410	5,000.00	Administration	1410	5,000.00	
Fees and Costs	1430	3,000.00	Fees and Costs	1430	5,000.00	
Additional Parking	1450	60,000.00	Playground Updates	1450	5,000.00	
Meal Kitchen Floor Rep	1460	13,750.00	Carpet Dwelling	1460	5,000.00	
Htg/AC Family Units	1460	40,000.00	Refrigerators-Dwelling	1465	34,000.00	
Roof Replacement	1460	30,000.00	Exit Door Awnings	1470	5,000.00	
			Carpet-Hallways	1470	9,000.00	
			Maintenance Garage	1470	40,000.00	
			Office Equipment	1475	8,000.00	
			Comm Room Furniture	1475	8,000.00	

Required Attachment _____ F _____ 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: Marvin Harring

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 9/2000-7/2005

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:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Marshall Maddox, Mayor of the City of Falls City

**Required Attachment _____ G _____ 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.)

Della Carpenter
Harriett Shurtleff

Required Attachment H _____ Deconcentration and Income Mixing and Voluntary Conversion

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?

b. ___ Yes ___ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 1
- 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)? NONE
- c. How many Assessments were conducted for the PHA's covered developments? 1
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. NONE

