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

PHA Plans

Annual Plan for Fiscal Year 2003

FREMONT HOUSING AUTHORITY

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: FREMONT HOUSING AUTHORITY

PHA Number: NE 100

PHA Fiscal Year Beginning: 10/2003

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
☐ PHA local offices

SUE KLEIDER, EXECUTIVE DIRECTOR
FREMONT HOUSING AUTHORITY
2510 NO. CLARKSON, FREMONT, NEBRASKA 68025
8:00 AM -4:30 PM MONDAY THROUGH FRIDAY
Phone: 402-727-4848
TDD: Nebraska Relay system
Email:fhauthority@qwest.net

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 Address as above
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the 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 Address as above
☐ PHA development management offices
☐ Other (list below)

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[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Annual Plan (Streamlined)

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Executive Summary N/A

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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. Note: 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.

Required Attachments:

- ☐ Admissions Policy for Deconcentration N/A
- ☒ Attachment A - PHA Supporting Documents – ne100a01
- ☒ Attachment B - FY 2001 & 2002 CFP Performance & Evaluation Report (ne100b01)
- ☒ Attachment C - 2003 Capital Fund Program Annual Statement(ne100c01)
- ☒ Attachment D – 2004-2007 Capital Fund Program 5 Year Plan (ne100d01)
- ☒ Attachment E – RAB Members (ne100e01)
- ☒ Attachment F – Resident Advisory Board Comments (ne100f01)

- ☒ Attachment G – PHA Response to Comments (ne100g01)
- ☒ Attachment H – PHA Progress Meeting 5 Year Missions/Goals (ne100h01)
- ☒ Attachment I – Performance & Evaluation Report on Replacement Reserve (ne100i01)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) N/A
- ☒ Certifications – PHA Plans, SF-LLL, Drug Free Workplace, Voluntary Conversion of Public Housing Developments, Consistency with State Consolidated Plan –(Hard Copy)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Other

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

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☒ **High Performing PHA *(PHAS score 90 High Performer)***
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

N/A Eliminated PIH 99-51

1. Statement of Housing Needs
[24 CFR Part 903.7 9 (a)]

GENERAL

Based on HUD requirements, the needs assessment is based on 2000 Census data Summary File 1 and DP-1 (published on 5-21-02), Department of Health and Human Services (special needs), Fremont Comprehensive Plan, data provided by City Engineering/Planning, and phone interviews with randomly selected property owners. Needs Assessment is presented on the following page. Changes from last year point at an increase in families' housing needs compared with a decrease in elderly (65 years and older) needs. This is partially a result of more accurate information (2000 income data) but also a direct result of the demographic changes.

In 2000, the total population of low-moderate income consisted of 3,499 households. This represents a loss by 639 households, or about -15%) in the households with low-moderate income from 1990. However, housing needs of household with low-moderate income increased from 1,604 units in 1990 to 2,148 in 2000. The most significant increased was among households with incomes at 50%-80% of the Area Median Income.

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From 1990-2000, Fremont has lost 392 elderly households (a 12% loss from 1990). Elderly housing needs decreased from 592 units to 491 units. The proportion of elderly housing needs also decreased, from 35.6% to 22.8% of the housing needs. This change can be attributed to the large proportion of elderly homeowners who enjoy the Homestead Exemption and/0r have paid off their mortgage.

Available data shows that there is a need for about 67 units for families with disabilities. This number does not include needs for accessible/adaptable units. If should be noted, however, that, based on data from Dept. Of Health and Humans Services, Fremont is 'exporting' to Douglas County some of its individuals with severe mental and developmental disabilities.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type

	2000 OVERALL		2000 NEEDS					
	FREMONT							
Family Type	Total Households	Housing Needs	Affordability	Supply	Quality**	Accessibility	Size	Location
Total Households	**10,171**							
Income <30% of AMI	1,007	789	5	4	3	2	2	1
Income 30%-50% of AMI	1,207	741	5	4	3	2	2	1
Income 50%-<80% of AMI	1,285	618	4	4	3	2	2	1
Total Low/Mod Households	3,499	2,148						
Elderly	**2,853**	**491**	**4**	**4**	**3**	**4**	**2**	**1**
Families with Disabilities	334	67						
Race/Ethnicity *	NA	NA						

* The ethnic origin or residents is White Caucasian.

** Quality in case of elderly refers to supportive services

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What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the State of Nebraska [Non Entitlement Areas]
Indicate year: 1995-2000 & 2000-2005

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: 2000 Census Data – SF1

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List – SECTION 8

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	96		33
Extremely low income <=30% AMI	72	75%	
Very low income (>30% but <=50% AMI)	21	22%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	68	71%	
Elderly families	4	4%	
Families with Disabilities	9	9%	
Race/ethnicity	4	4%	
Single	20	21%	6
Characteristics by Bedroom Size (Public Housing Only)			
1BR	26	27%	6
2 BR	41	43%	13
3 BR	23	24%	13
4 BR	6	6%	1
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

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Housing Needs of Families on the Waiting List – PUBLIC HOUSING			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	13		74
Extremely low income <=30% AMI	13	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	1	8%	
Families with Disabilities	3	23%	
Race/ethnicity	5	38%	
Single	11	85%	69
Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	100%	71
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes			

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C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies:

NEED 1: Affordable housing for the elderly

Strategy 1.1: Remain competitive in the market by maintaining our quality service

Strategy 1.2: Keep informed on changes in the local housing market (such as the construction of assisted living units & tax credit units)

Strategy 1.3: Strengthen existing relationships with service providers to meet the growing needs of our residents for supportive services.

NEED 2: Affordable Housing in the Dodge County

Strategy 2.1: Explore the options of extending our services to the County population using marketing and outreach methods.

(2) Reasons for Selecting Strategies

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Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☒ Other: After a thorough examination of our existing and potential market, as well as the characteristics of our residents and the Agency's track record, the Housing Authority determined that the above strategies are most appropriate for meeting our mission and goals. These strategies reflect the results of working through our long term plan in consultation with our residents, Board, community representatives, and other housing authorities serving small communities in rural Nebraska.

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2. Statement of Financial Resources - 2003

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants		
a) Public Housing Operating Fund	$154,320	Operations
b) Public Housing Capital Fund	$333,228	See Attachment C
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$480,000	Section 8 Program Operation
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)	-0-	
2. Prior Year Federal Grants (unobligated funds only)		
2001 Capital Improvement 3/31/03	$76,736	Capital Improvements
2002 Capital Improvement 3/31/03	$246,126	Capital Improvement
3. Public Housing Dwelling Rental Income		
	$569,810	Operation
4. Other income		
Lease Roof for Antenna Rental	$4,200	Operation
Excess Utilities	$650	Operation
5. Non-federal sources (list below)		
Interest	$8,530	Reserves
Coin-Op Machines	$10,780	Operation
Vending Machines	$500	Operation
Total resources.	$1,884,880	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

The Fremont Housing Authority has revised the following policies: Grievance Policy, Pet Policy, Transfer Policy, Admissions and Continued Occupancy Policy revisions pertain only to (1) increased the Minimum Rent to $50.00 and (2) reinstated the Community Service requirement. Copies of the policies are attached.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other:
W*hen a family reaches the top of the waiting list. Applicants are generally selected by date and time, but to meet Income Targeting requirements, some applicants over the 30% median income may be skipped over to allow the housing authority to meet the required percentages for HUD.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history/Landlord Reference
☒ Housekeeping
☒ Other (describe) Credit History

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office
FREMONT HOUSING AUTHORITY, GIFFORD TOWER,
2510 NO. CLARKSON, FREMONT, NEBRASKA 68025

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☒ PHA development site management office
FREMONT HOUSING AUTHORITY, STANTON TOWER
2600 NO. CLARKSON, FREMONT, NEBRASKA 68025
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? None

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?
☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☐ Overhoused
☐ Underhoused
☒ Medical justification per housing policy
☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below) Need for Handicap Accessiblity

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing
☐ Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (listed below)

- *Elderly*
- *Handicapped or Disabled*
- *Near-Elderly*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

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Former Federal preferences:

2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (5 pts.)

2 Victims ofdomestic violence (5 pts.)

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

☐ Residents who live and/or work in the jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☒ Other preference(s)

1 ELDERLY (10 pts.)

1 HANDICAPPED AND DISABLED (10 pts.)

2 NEAR-ELDERLY (5 pts.)

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: *The pool of applicant families ensures that the PHA will meet income targeting requirements.*

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars and written materials given as handouts

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal

☒ Any time family composition changes

☐ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

If yes, list these developments as follows

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) {see step 4 at 903.2 (c)(1)((iv)}**	**Deconcentration policy (if no explanation) {see step 5 at 903.2(c)(1)(v)}**

Other Information:

Substantial Deviation: A substantial deviation from the 5 year plan occurs when the board of commissioners decides that it wants to change the mission statement, goals or objectives of the 5 year plan.

Significant Amendment/Modification: Significant Amendment or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☒ Other (list below)
Fingerprinting as criminal history indicates the need.

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☒ Criminal or drug-related activity
☒ Other (describe below)
- Damage on any previous premises of great extent
- If tenant left owing money to HA

☒ Housekeeping Activity
- If the housekeeping affects the health and safety of an individual to the extent it has destroyed a unit or created an unsafe or unsanitary environment which would effect others dwelling units.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☒ PHA main administrative office
Fremont Housing Authority, Stanton Tower, 2600 N. Clarkson, Fremont, NE 68025
☐ Other (list below)

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(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. IF THE FAMILY CAN VERIFY EXTENUATING CIRCUMSTANCES, THE FAMILY IS A HARD-TO HOUSE FAMILY AND THEY CAN CLEARLY DEMONSTRATE THEY HAVE MADE EVERY EFFORT TO SECURE A SUITABLE UNIT. THE FAMILY TIME EXTENDED WILL BE IN 30 DAY INTERVALS BUT NO LONGER THAN 120 DAYS FROM THE 1ST DAY THE VOUCHER WAS ISSUED.

2. THE FAMILY HAS NOT REFUSED A SUITABLE UNIT WITHOUT GOOD CAUSE.

3. THERE IS A POSSIBILITY THAT AN EXTENSION WILL RESULT IN AN APPROVED LEASE AND THE EXECUTION OF A HOUSING ASSISTANCE PAYMENTS CONTRACT.

4. WHEN A VOUCHER HAS EXPIRED AND THE EXTENSION IS DENIED, THE FAMILY WILL BE REQUIRED TO REAPPLY FOR ASSISTANCE. THE FAMILY'S APPLICATION WILL BE PUT IN INACTIVE FILE AND THEY WILL BE REQUIRED TO REAPPLY.

5. ALL VOUCHERS WILL BE EXTENDED AND REISSUED AT 30 DAY INTERVALS EXCEPT FOR PORTABLES, WHICH WILL BE REISSUED AT 60 DAY INTERVALS TO A MAXIMUM OF 120 DAYS IN BOTH INSTANCES.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to sub component)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence

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☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:
1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

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5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers
☒ Not applicable:
The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan
☒ Briefing sessions, personal interview, written materials & handouts.
☒ Other (list below)
Personal interview when determined eligible and housing is offered.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

MINIMUM RENT IS $50.00.

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below**:**

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The “rental value” of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never

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☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: $600 per year.
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
   The section 8 rent reasonableness study of comparable housing
   ☐ Survey of rents listed in local newspaper
   ☒ Survey of similar unassisted units in the neighborhood
   ☒ Other (list/describe below)
   Fair market rent for the area.

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B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☐ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

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5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Please note below: Exemptions from Component 5: **High performing** and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

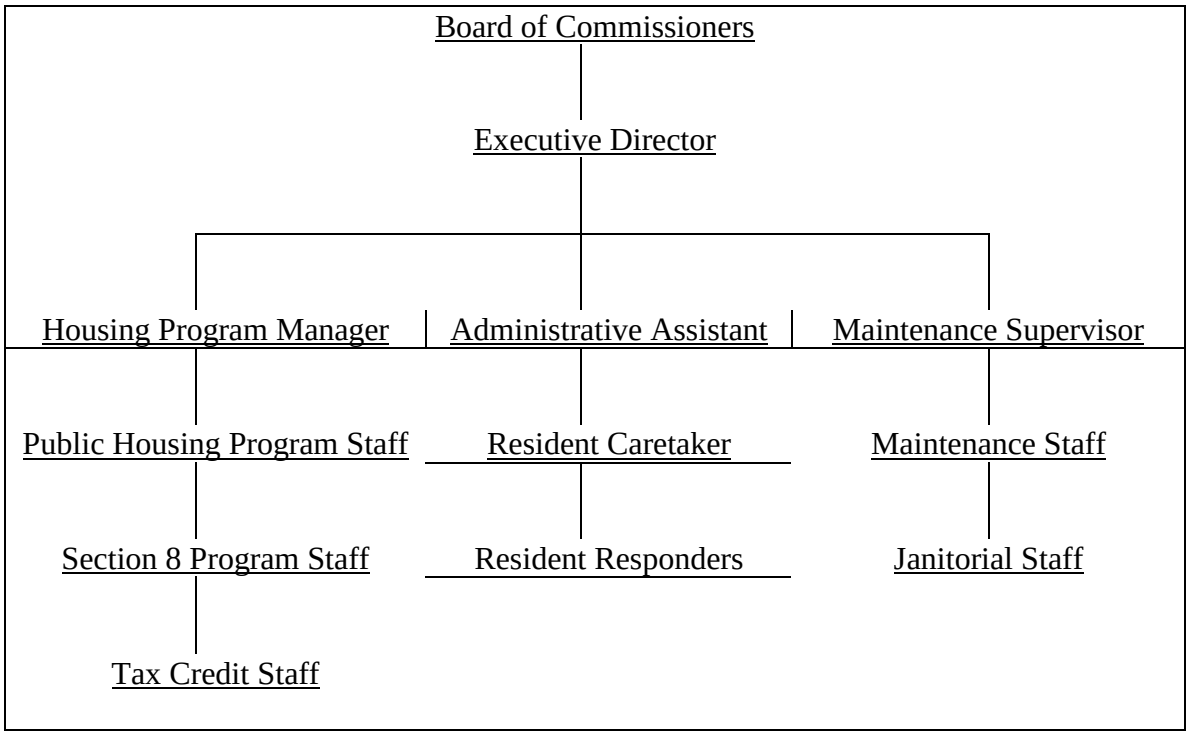
A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:



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B. HUD Programs Under PHA Management

__ List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	251	38
Section 8 Vouchers	133	26
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Section 42 IRS – Low Income Housing Tax Credits	32	2
Section 42 IRS – Low Income Housing Tax Credits	32 Elderly (New Fall of 2003) 39 Mixed Occupancy (New August 2003)	

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C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management:

Admissions & Continued Occupancy Policy

- Rent Collection Policy
- Transfer Policy

Maintenance Policy

- Pest Extermination — Annual & Periodic Inspections with control measures Quarterly and applied as needed

(2) Section 8 Management:

Administrative Plan

- Repayment Agreement & Collection Policies

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: **High performing** PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office
Address: Fremont Housing Authority, 2510 No Clarkson, Fremont, NE 68025
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal

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hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

Informal Review Procedures:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office

Address: Fremont Housing Authority, 2510 No. Clarkson, Fremont, NE 68025

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

Fremont Housing Authority will place into effect proposals that will ensure longer operating life of the buildings for both visual and structural features and for the safety and comfort of the residents. Fremont Housing Authority can accomplish this by updating or installing the following:

(a) Trash compactor – completed 2002
(b) New Security Door Lock System – completed 2002
(c) Installing new handicap entrance for north side of Gifford Tower
(d) New safety fire panels – Gifford completed , Stanton Proposed
(e) Carpet and vinyl floor coverings – ongoing process
(f) Replacement of all elevator cables – completed 2002
(g) Replacement of windows in Gifford Tower 2003
(h) Replacement of windows Stanton Tower proposed 2005
(i) Exterior treatment of Stanton Tower for Water Shield
(j) Kitchen Renovation in apartments– Gifford Tower
(k) Landscaping
(l) Parking lot expansion

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment C

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan atAttachment D

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below:

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No : a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

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8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

Component 3, (6) Deconcentration and Income Mixing (Insert from PIH 2001-4 decon)

a. ☐ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section iscomplete. If yes, continue to the next question.

b. ☐ Yes ☐ No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

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10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: Housing Authority of the City of Fremont, Nebaska 1b. Development (project) number: Ne100
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☒ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway

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5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

☐ Units addressed in a pending or approved demolition application (date submitted or approved:

☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

☐ Requirements no longer applicable: vacancy rates are less than 10 percent

☐ Requirements no longer applicable: site now has less than 300 units

☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

1. How many of the PHA's developments are subject to the Required Initial Assessment?

   Two

2. How many of the PHA's developments are not subject to the Required Initial Assessments based n exemptions (e.g. elderly, disabled developments not general occupancy projects?)

3. How many Assessments were conducted for te PHA's covered developments? Two

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units

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

   The Fremont Housing Authority has completed the process of conducting the Required Initial Assessment for Voluntary Conversion of Developments of Public Housing Stock. The Certification of Compliance will be submitted in hard copy to HUD – Omaha.

   The following is an excerpt of the minutes of the Board of Commissioners Meeting held on June 26, 2003:

   #1 HUD requires a one time initial assessment of Voluntary conversion of Developments from Public Housing Stock by October 1, 2001, with report submitted in the FY 2002 Agency Plan along with subsequent certification of the assessment by the Board of Commissioners.

   #2 An Initial Assessment was completed by the Executive director of the Fremont Housing Authority with the following results:

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#3 The Fremont Housing Authority has conducted an assessment of their public housing stock and the community and after due consideration has concluded that conversion of the development is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion for the following reason(s):

a. *Conversion would be more expensive than continuing to operate the developments as public housing;*
b. *Conversion to Section 8 Tenant Based assistance would not effect the ability to occupy the housing development; and,*
c. *Workability of vouchers within the Fremont community would be inappropriate.*

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ 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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs may skip to component 12.)**

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

Community Service Policy has been reinstated effective June 1, 2003, mandated by HUD.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

The Fremont Housing Authority is an Active Agency member of the Nebraska Chapter of NAHRO. Through NE NAHRO's contract with the Department of Health & Human Services of Nebraska, the Fremont Housing Authority has internet access to TANF information which indicates if an FHA applicant or client is an active recipient of TANF benefits, participating family members, monetary award and if sanctions have been assessed against the participant.

If yes, what was the date that agreement was signed? November 2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

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OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program's

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

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Expires: 03/31/2002

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☒ Other: (list below)

TANF – NFOCUS access for online information of all TANF recipients. Contract enforce with Nebraska Chapter of NAHRO – access to the TANF information is allowed if housing authority has an active membership with this agency.

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: **High performing** and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other:

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority

☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below

3. Which developments are most affected?

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other:

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below).

2. Which developments are most affected?

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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Expires: 03/31/2002

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

Pet Policy has been revised in 2003 and is in effect at the Fremont Housing Authority. A hard copy will be submitted to the Omaha HUD office with the Agency Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?__
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. **High performing** and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment G
☐ Provided below:

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☒ Other: (Attachment G)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

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☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☒ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other:

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☒ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☒ Other (list)
- RAB Member List Attachment F

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☒ Other: *Nominated by City Council, Appointed by Mayor according to Nebraska Law*.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Nebraska Non-Entitlement Areas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plans.
☐ 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 the initiatives contained in the Consolidated Plan. (list below)

☒ Other: *(Certification sent as Hard Copy in 2003)*

The PHA has reviewed the State Consolidated Plan

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for 2000-2005 identifies affordable housing as an important goal but has not yet provided a quantitative assessment of needs. The Consolidated Plan states that the State of Nebraska will spend the year 2000-2001 to develop a housing

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study to assess housing needs. The Nebraska Department of Economic Development has been contacted for a result of the housing needs assessment and Certification of Compliance with the Consolidated Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plan.

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

PHA Plans

Fiscal Year 2003

FREMONT HOUSING AUTHORITY

ATTACHMENT A

Supporting Documents Available for Review

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**	**Applicable Plan Component**
4	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
4	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
4	Fair Housing Documentation: 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
4	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
4	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
4	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
4	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
4	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
4	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
4	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
4	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
4	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
4	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
4	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
4	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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
4	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	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
NA	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
4	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)

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

PHA Plan
Fiscal Year: 2003

FREMONT HOUSING AUTHORITY
ATTACHMENT B
Performance and Evaluation Report

Copy from PIH 2000-4a

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000

☐ 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				
	Management Improvements Hard Costs				
4	1410 Administration	$16,500	16,500	$16,500	$16,500
5	1411 Audit	$500	500	$500	$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$34,610	21,157.43	$21,157.43	$21,157.43
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$299,632	313,084.57	$313,084.57	$313,084.57
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				

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000

☐ **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	
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines…..)	$351,242	$351,242	$351,242	$351,242
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

THIS GRANT HAS BEEN CLOSED AND APPROVED FOR AUDIT BY HUD. AUDITED FEBRUARY 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: Fremont Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P100 Replacement Housing Factor Grant No:			**Federal FY of Grant:** 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
NE100001			Original	Revised	Obligated	Expended	
	Administration	1410	16,500	16,500	16,500	16,500	100%
	Audit	1411	500	500	500	500	100%
	Architect/Engineer	1430	34,610	21,157.43	21,157.43	21,157.43	100%
Gifford Tower	Dwelling Structure: • Update Heating System • Continue replacing carpet & vinyl in units & comm. Room • Handicap Entrance to Rear (Moved to 2001) • Cabinet Storage Above Stools (moved to 2002)	1460	299,632.00	313,084.57	313,084.57	313,084.57	100%
NE26P100002 Stanton Tower	Remodeling of first floor community room, office, managers apt, handicap rear entrance. ADDED: Air Duct Cleaning following construction Carpeting & floor covering 1st floor, community room, bathroom, hall, lobby(2), bathroom. Carpeting/vinyl in units - continuing.	1460 cont'd					100%
	TOTAL		351,242	351,242	$351,242.00	$351.242.00	

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P100 Replacement Housing Factor No:	**Federal FY of Grant:** 2000

Development Number Name/HA-Wide Activities	Architect/Engineer Contract Awarded			All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	Original	Revised	Actual	
NE100	12/31/01			6/30/03			9/30/04		6/30/02	
										All work is completed -
										#1460 (2) projects will be moved to another year as new addition costs were higher than anticipated.

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☒Revised Annual Statement (revision no: 01)
☒Performance and Evaluation Report for Period Ending: March 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	15,000	28,000.00	28,000.00	28,000.00
3	1408 Management Improvements Soft Costs	5,000	8,000.00	7,397.10	7,397.10
	Management Improvements Hard Costs				
4	1410 Administration	16,500	23,852.00	23,852.00	23,852.00
5	1411 Audit	500	500.00	500	500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	14,000.00	9,245.00	9,245.00
8	1440 Site Acquisition				
9	1450 Site Improvement	7000	8059.49	8,059.49	8,059.49
10	1460 Dwelling Structures	321,437	227,088.51	186,300.96	147,279.25
11	1465.1 Dwelling Equipment—Nonexpendable	0	13,000.00	6062.01	4,860.00
12	1470 Nondwelling Structures	0	17,500.00	0	0
13	1475 Nondwelling Equipment	0	18,437.00	12,284.44	11,278.64
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☒Revised Annual Statement (revision no: 01)
☒Performance and Evaluation Report for Period Ending: March 31, 2003 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
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 2-19)	358,437	358,437	281,701.00	240,471.48
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance		22,500		
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs		48,200		
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Columbus Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P100 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
NE10001	Operations	1406	15,000	28,000.00	28,000.00	28,000.00	100
	Management Improvement Training for 5 new staff & director	1408	5,000	8,000.00	8,000.00		
	Administration	1410	16,500	23,852.00	23,852.00	23,852.00	100
	Audit	1411	500	500.00	500.00	500.00	100
	Fees & Costs Physical Needs Assessment Agency Plan Preparation A&E for handicap entrance	1430	0	14,000.00	9,245.00	9,245.00	
	Site Improvement: Security Lights along sidewalks and flag pole center common area	1450	0	8059.49	8,059.49	8059.49	
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Window Project – Gifford Tower 1st year (handicapped accessible door remainder) Continue Replacing Carpet- Fire Emergency Panel-completed Security Lock System-completed 2 Air Conditioner Condensors – rooftop GFI outlets bathrooms & kitchens 1st Phase – Kitchen cabinets, faucets, sinks, range hoods (11 units)-completed Lobby entrance & hallway carpet Interior door handles- lever style	1460	160,719 (18,000) (65,000) (77,719)	227,088.51 (30,000) (30,000) (37,000) (24,000) (7,000) (4,000) (25,000) (8,000)	186,.300.96	147,279.25	

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

PHA Name: Columbus Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P100 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
NE26P100002 Stanton Tower		1460 cont'd	160,718				
	Replace carpet and vinyl in units-continuing		(18,000)	(30,000)			
	Security Lock System - completed		(77,718)	(24,000)			
	Hot-Cold Waterflow Control Valves (2)-completed			(8,000)			
	Fire Emergency Panel - tabled			0			
	Interior door handles, lever style-tabled			0			
	DWELLING EQUIPMENT:	1465.1	0	13,000.00	6,062.01	4,860.00	
	Replace appliances-continuing			(5,000)			
	Rebuild compactor-completed			(3,000)			
	Replace 1 of 4 Elevator Cables-completed			(5,000)			
	NON DWELLING STRUCTURE Construct enclosed handicap entrance rear of Gifford building – Carryover 2000	1470	0	17,500.00	0	0	
	NON DWELLING EQUIPMENT	1475	0	18,437.00	12,284.44	11,278.64	
	Maintenance Computer Upgrade			0			
	Laptop computer for director			0			
	Refrigeration Equipment/Shop tools-completed			(2,000)			
	Used Pickup Truck for maintenance-completed			(8,000)			
	Phone/Voice Mail System-bidding			(7,000)			
	TV-VCR- Console-Comm Room			(1,437)			
GRANT TOTAL			**$358,437.00**	**358,437.00**	**281,701.00**	**240,471.48**	**67%**

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P100 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	Architect/Engineer Contracts Awarded (Quarter Ending Date)			All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
NE100	Original	Revised	Actual	Original	Revised	Actual	Original	Revised	Actual	
				09/30/03			09/30/04			

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P100 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: 3/31/03** ☐ **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	33,000	33,000	33,000.00	33,000.00
3	1408 Management Improvements Soft Costs	7,000	7,000	7,000.00	7,000.00
	Management Improvements Hard Costs				
4	1410 Administration	23,852	23,852	23,852.00	0
5	1411 Audit	500	750	750.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	20,000	19,500.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement	0	3,000		
10	1460 Dwelling Structures	240,728	243,626	3000.00	715.22
11	1465.1 Dwelling Equipment—Nonexpendable	22,000	2,000		
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	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: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P100 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: 3/31/03** ☐ **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 2-19)	$333,228	333,228	87,102.00	40,715.22
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:			**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Operations		1406	33,000	33,000	33,000.00	33,000.00	100%
	Management Improvement Training – Software upgrade		1408	7,000	7,000	7,000.00	7,000.00	100%
	Administration		1410	25,000	23,852	23,852.00	0	
	Audit		1411	500	750	750.00	750.00	100%
	Fees & Costs A&E Windows Gifford Tower		1430	5,000	20,000	19,500.00	0	
	SITE IMPROVEMENT Landscaping floral area between buildings; Parking Lot Handicapped accessible ramp widened front entrance Stanton Tower Park Benches – Trash Cans – Pet Waste Stations – Outdoor Cigarette Urns		1450	0	3,000	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: Fremont Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Windows Gifford Tower (Kitchen rehab Gifford Towers tabled to do windows) Replace 30 yr old kitchen stoves Handicapped shower sprayers Replace some ionized smoke detectors on each floor to photo electric detection for sprinkler system . Continue Replacing Carpet/Vinyl/Cove Paint & rehab units -revolving schedule		1460	240,728 (180,000) (20,000) (1,000) (500) (17,728) (3,000)	242,626 (195,000) (10,000) (3,500) (12,626) (3,000)	3,000.00	715.22	
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Replace carpet/ vinyl/cove in units Replace some ionized Smoke detectors with photo electric smoke detectors on each floor of building, ceiling fans Comm. Room, Paint units revolving schedule Continue replacing appliances		1460 cont'd	(10,000) (500) (7,000) (1,000)	(10,000) (3,500) (3,000) (2,000)			

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

PHA Name: Fremont Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	DWELLING EQUIPMENT: Emergency Boiler replacement- not needed at this time Install Handicap Accessible Water Cooler		1465.1	21,000 (20,000) (1,000)	1,000 0 (1,000)	0	0	
	NON DWELLING STRUCTURE		1470					
	NON DWELLING EQUIPMENT Maintenance Equipment-tools Snowblower & Mower		1475	0	2,000 (2,000)	0	0	
GRANT TOTAL				**333,228.00**	**333,228.00**	**87,102.00**	**40,715.22**	

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P100 Replacement Housing Factor No:	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	09/30/04			09/30/05			

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

PHA Plan
Fiscal Year: 2003

FREMONT HOUSING AUTHORITY
ATTACHMENT C
Capital Fund Annual Plan

Copy from PIH 2000-4a

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☒ 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	33,000			
3	1408 Management Improvements Soft Costs	5,000			
	Management Improvements Hard Costs				
4	1410 Administration	23,000			
5	1411 Audit	750			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	230,250			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
12	1470 Nondwelling Structures	11,500			
13	1475 Nondwelling Equipment	4,728			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

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

PHA Name: FREMONT Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☒ **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	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	$333,228			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	Operations		1406	33,000				
	Management Improvement Training – Software upgrade		1408	5,000				
	Administration		1410	23,000				
	Audit		1411	750				
	Fees & Costs A&E, Professional Services		1430	5,000				
	Site Improvement Concrete replacement, signage, parking lot improvements, landscaping		1450	5,000				
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Replace Gifford Windows – 3rd year of plan Continue Replacing Carpet/Vinyl/Cove Paint units revolving schedule Cabinet storage over toilets-move 2004 Appliances		1460	230,250 (205,250) (10,000) (3,000) 0 (1,000)				
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Replace carpet/ vinyl/cove, paint Continue replacing appliances		1460 cont'd	 (10,000) (1,000)				

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

PHA Name: Fremont Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE100 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	DWELLING EQUIPMENT: Emergency Mechanical Equipment replacement (generators, boilers, air conditioners,)		1465.1	15,000 (15,000)				
	NON DWELLING STRUCTURE Remodel Laundry and move Beauty Shop to laundry area to provide conference room for Board meetings.(moved forward from 2004)		1470	11,500				
	NON DWELLING EQUIPMENT Office copier, Computer Hardware & office machines upgrades		1475	4,728				
GRANT TOTAL				**333,228**				

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P100 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	03/30/04			09/30/06			

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

PHA Plan
Fiscal Year: 2003

FREMONT HOUSING AUTHORITY
ATTACHMENT D
Five Year Action Plan

Copy from PIH 2000-4a

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

PHA Name: FREMONT Housing Authority						☐ **Original 5-Year Plan** ☒ **Revision No: 02**			
Development Number/Name/HA -Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2004 PHA FY:10/2004		Work Statement for Year 3 FFY Grant: 2005 PHA FY: 10/2005		Work Statement for Year 4 FFY Grant: 2006 PHA FY: 10/2006		Work Statement for Year 5 FFY Grant: 2007 PHA FY: 10/2007	
1406		OPERATIONS	33,000	OPERATIONS	33,000	OPERATIONS	33,000	OPERATIONS	33,000
1408		MANAGEMENT IMPROIVEMENTS	5,000	MANAGEMENT IMPROIVEMENTS	5,000	MANAGEMENT IMPROIVEMENTS	5,000	MANAGEMENT IMPROIVEMENTS	5,000
1410		ADMINISTRATION	25,000	ADMINISTRATION	25,000	ADMINISTRATION	25,000	ADMINISTRATION	25,000
1411		AUDIT	800	AUDIT	900	AUDIT	1000	AUDIT	1000
1430		FEES & COSTS	10,000	FEES & COSTS	10,000	FEES & COSTS	10,000	FEES & COSTS	10,000
1450		SITE IMPROVEMENT	11,000	SITE IMPROVEMENT	5,000	SITE IMPROVEMENT	8,000	SITE IMPROVEMENT	5,000
1460		DWELLING STRUCTURE	225,700	DWELLING STRUCTURE	211,328	DWELLING STRUCTURE	215,228	DWELLING STRUCTURE	201,228
1465.1		DWELLING EQUIPMENT	10,000	DWELLING EQUIPMENT	10,000	DWELLING EQUIPMENT	20,000	DWELLING EQUIPMENT	20,000
1470		NON DWELLING STRUCTURE	8,000	NON DWELLING STRUCTURE	0	NON DWELLING STRUCTURE	0	NON DWELLING STRUCTURE	3,000
1475		NON DWELLING EQUIPMENT	4,728	NON DWELLING EQUIPMENT	33,000	NON DWELLING EQUIPMENT	16,000	NON DWELLING EQUIPMENT	30,000
TOTAL									
Total CFP Funds (Est.)		**333,228**		**333,228**		**333,228**		**333,228**	
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 : 2 FFY Grant: 2004 PHA FY:10/2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 10/2005		
1406	Operations	33,000		1406	Operations	33,000
1408	Management Improvements Housing software upgrade/trainings	5,000		1408	Management Improvements	5,000
1410	Administration	25,000		1410	Administration	25,000
1411	Audit	800		1411	Audit	900
1430	Fees and Costs	10,000		1430	Fees and Costs	10,000
1450	Site Improvement Lawn Sprinkler system replacement	11,000		1450	Site Improvement Trees, shrubs, concrete replacement	5,000
1460	Dwelling Structures:	225,700		1460	Dwelling Structures:	211,328
NE26P100001 Gifford Tower	Continue replacement of Kitchen Cabinets Replace Carpet & Linoleum, paint Cabinet storage above toilets (from 2001) Continue replacement of appliances	70,000 16,000 25,000 1,000		**NE26P100001 Gifford Tower**	Continue replacement of appliances Replacement carpet, vinyl, cove, paint Lever Style door handles Modernize community room	1,000 13,000
NE26P100002 Stanton Tower	Replace carpet, vinyl, cove Continue replacement of appliances Replace Fire Panel System Entrance and Lobby Furniture-both towers Seal Exterior of Building(every 5 years)	17,700 1,000 40,000 5,000 50,000		**NE26P100002 Stanton Tower**	Replacement carpet, vinyl, cove, paint Continue replacing appliances 1st year-Window replacement- north side Lever style door handles	12,000 1,000 184,328
1465.1	Dwelling Equipment Mechanical Equipment replacement	10,000		1465.1	Dwelling Equipment Mechanical Equipment replacement	10,000
1470	Non Dwelling Structure Remodel interior of office for individual staff cubicles to accommodate extra staff	8,000		1470	Non Dwelling Structure	0
1475	Non Dwelling Equipment Office Furniture/equipment & computer upgrades	4,728		1475	Non Dwelling Equipment Maintenance snow removal tractor or truck with snowblade	33,000
Total		**333,228**				**333,228**

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2006 PHA FY: 10/2006			Activities for Year: 5 FFY Grant: 2007 PHA FY10/2007		
1406	Operations	33,000		1406	Operations	33,000
1408	Management Improvements Upgrade housing software/staff trainings	5,000		1408	Management Improvements Staff trainings, conference, software upgrade	5,000
1410	Administration	25,000		1410	Administration	25,000
1411	Audit	1000		1411	Audit	1000
1430	Fees & Costs	10,000		1430	Fees & Costs	10,000
1450	Site Improvement	8,000		1450	Site Improvement Concrete replacement/ project signs	5,000
1460	Dwelling Structures	215,228		1460	Dwelling Structures	201,228
NE26P100001 Gifford Tower	Continue Replacing Carpet/Vinyl, Paint Continue replacing appliances Continue cabinet replacement above toilets Lever style door handles Light fixture replacement – ceiling fans Continue Kitchen cabinets as possible Redecorate elevator lobbies on 12 floors	10,000 1,000 0 1,000 2,000 5,228		NE26P100001 Gifford Tower	Continue Replacing Carpet & Vinyl, Paint Continuing replacing appliances Light Fixtures, lever door handles Redecorate elevator lobbies Continue Kitchen cabinets	12,000 3,000 3,000 5,000 68,000
NE26P100002 Stanton Tower	Dwelling Structure: 2nd year window replacement Replace carpeting/vinyl & cove, paint Continue replacing appliances Continue replacement of light fixtures –hall and bedrooms-ceiling fans	 183,000 10,000 1,000 2,000		NE26P100002 Stanton Tower	 3rd year window project Replace carpet & vinyl in units, paint Lighting in hallways 70 units & units Carpet halls & solariums-all floors of tower Continue replacing appliances	 61,228 12,000 5,000 30,000 2,000
1465.1	Dwelling Equipment Air Conditioner Replacements Gifford	20,000		1465.1	Dwelling Equipment Air Conditioner replacement-Gifford	20,000
1470	NonDwelling Structure	**0**		1470	Non Dwelling Structure Privacy Fencing around dumpsters	3,000
1475	Non Dwelling Equipment Replace dumpsters Maintenance Tools Mowing Equipment	16,000 2,000 2,000 12,000		1475	Non Dwelling Equipment: Laundry Machines Emergency Boiler Replacement	 20,000 10,000
	Total Annual Grant	**333,228**			**Total Annual Grant**	**333,228**
Total estimated cost over next 5 years $333,228 x 5 =		**$1,666,140.00**				

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

PHA Plan
Fiscal Year: 2003

FREMONT HOUSING AUTHORITY
ATTACHMENTS E, F, G, H

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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: Marty Vogel

B. How was the resident board member selected: (select one)?
☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 3/14/2005
Marty Vogel was appointed to fulfill the term of Resident Commissioner Cheryl Gaul who resigned. This term is 12/20/2000 to 3/14/2005. Normally, the term is a full 5 years.

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: **9/1/2003**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor Donald "Skip" Edwards**

D.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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.)

RAB MEMBERS:

Mary Juhl
Peg Hoepner
Marilyn Prussia
Charles Williams
Beatrice Benson
Marge Gehrett
Barb Redman
Linda Murphy
Bev Brainard
Connie Graber
Hazel Hunzacker

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment G:
Comments of Resident Advisory Board or Boards

RAB Comments on the Agency Plan for 2003:

RAB BOARD RECOMMENDATIONS AND FREMONT HOUSING AUTHORITY RESPONSE:

The RAB met with the Executive Director March 28, 2003, and reviewed suggestions for the 2003 Agency Plan and Budgets.

PHYSICAL IMPROVEMENTS:

- New windows for Gifford Tower. The windows are not sealed properly due to age and deterioration. They cannot be cleaned from the inside. They would like to see replacement for energy conservation purposes and for easier maneuverability for tenant cleaning.
- New windows for Stanton Tower for same reasons.
- New entrance furniture in Stanton Tower. Existing furniture is not accessible to elderly and those with physical disabilities. The furniture rocks as you attempt to get out of it and the seats and backs are curved down and back, which makes it difficult to exit the seat.
- Two more ceiling fans in Stanton Tower Community Room.
- BBQ grills and picnic tables that can be shared by both towers.

SAFETY:

- The entrance door security lock system in Stanton Tower needs to be repaired. People are pulling the door open at night after lockdown.
- Residents have voiced that FHA consider installing security cameras at entrances and in hallways of each floor. They state this is not a top priority.

SERVICES:

- Residents have voiced FHA consideration of one large washer and dryer for each tower to handle larger items such as bedspreads and rugs.
- Check into the possibility of providing a Service Coordinator to work with residents for purposes of providing information on public programs and services available in the Fremont area.
- Provide more information on the voucher program to families in public housing.

Fremont Housing Authority Response:

PHYSICAL IMPROVEMENTS;

- The PHA has rescheduled kitchen cupboards to be upgraded for Gifford Tower in the year 2002 & 2003. 11 units were completed in March 2003. More kitchen cabinets have been budgeted but the windows are priority at this time.
- Bids for new windows were received at the May 2003 meeting. The project is budgeted into the CFP for 2002, 2003 and with use of Comp Grant funds from 1999 that have been held in reserve. The project will start this summer.
- Ceiling fans and BBQ grills have been purchased from the general fund. Picnic tables, park benches, and trash cans have been added to the CFP budget as well as Pet Waste Stations for the Pet Execise areas.
- Entrance furniture for Stanton Tower will be purchased this year.

SAFETY:

- New apartment door locksets have been installed on the entrance door of each apartment in both towers.
- Security cameras have been added to the CFP budget for the main floor entrance and hallways in Stanton Tower. Gifford Tower cameras were replaced following a fire and water damage to the system in May 2002. Eventually we would like to see security cameras on each floor of the building.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

- New fire system security panel has been installed in Gifford Tower in 2002. Stanton Tower replacement is scheduled in the plans being submitted at this time.
- FHA purchased and installed an outside lighting system for the common areas and sidewalks. FHA now owns and maintains the lights instead of renting from the city.
- Stanton Tower front entrance door has been repaired in May 2003 with a heavier magnetic system to hold the door secure after lockdown.
- **SERVICES**
- Large washer and dryers have been added to each laundry in both towers. However, the contractor raised the fees 25 cents per load.
- Apply for a grant for a Social Worker to work with the tenants and schedule more activities.

ATTACHMENT H
STATEMENT OF PHA STRATEGIES AND GOALS ADDRESSED

Need: Shortage of Affordable Housing for all populations.

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by**:**

- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- The Fremont Housing Authority has taken on a goal to improve the public housing image and to promote public housing in the community.
- The Housing Authority continues to meet with landlords in Fremont to encourage participation in the Section 8 Tenant Based voucher program. this opens the door to provide applicants to the program a more accessible search to find affordable housing.

Strategy 2: Increase the number of affordable units by:

- Promote Tax Credit affordable housing in the community for mixed income families. FHA is actively participating in the management of three tax credit projects.
- Pursue housing resources other than public housing or Section 8 tenant- based assistance.
- The Fremont Housing Authority has accepted management of two tax-credit / mixed finance projects consisting of 32 – 2 bedroom units for the elderly, and 39 1-2-3 bedroom units for mixed family occupancy.

Other Housing Needs and Strategies:

Need 1: Affordable housing for the elderly:

- We are trying to maintain the service of security, safety, information, hospitality and forming a social environment with active social functions.
- We have a close working relationship with service providers in the community and forward this to tenants, prospective tenants, applicants and participants of the Housing Choice Voucher Program.
- We are watching and aware of the construction of assisted living units around our community..
- We will continue to have the HA be interactive with organizations who provide resources and information to resident for needed services.

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HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

PHA Plan
Fiscal Year: 2003

FREMONT HOUSING AUTHORITY
ATTACHMENT I
Annual Statement/Performance and Evaluation Report on Replacement Reserve

Copy from PIH 2000-4a

Annual Statement/Performance And Evaluation Report on Replacement Reserve
Comprehensive Grant Program (CGP)

US Department of Housing and Urban Development

OMB Approval #2577-0157 (Exp. 7/3/98)
Appendix 11-1

Public Reporting burden for this collection of information is estimated to average 8 hours per response. Including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer. Paperwork Reduction (Project 2577-0157), Office of Information Technology, US Department of Housing and Urban Development, Washington DC 20410-3600. This agency may not conduct or sponsor and a person is not required to, a collection of information unless that collection displays a valid OMB control number.
Do not send this form to the above address.
This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of the annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and)4) of the US Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Part I: Summary

HA Name: Fremont Housing Authority
2510 No. Clarkson
Fremont, NE 68025

Submission: (mark one)
☐ Original Annual Statement
Annual Statement / Revision No. **NE26P100106-97 & 106-98_**
✓ Performance & Evaluation for Program Year Ending **03/31/2003**

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.		Estimated	Actual
1.	Replacement Reserve Interest Earned (account 6200/1420.7:equals line 17 of section 2, below)	14909.39	14909.39
2.	Replacement Reserve Withdrawal (equals line 16 of section 2, below)		
3.	Net Impact on Replacement Reserve (line 1 minus line 2: equals line 18 of Section 2, below)		
4.	Current FFY Funding for Replacement Reserve (line 18 of form HUD 52837)		
5.	Replacement Reserve Balance at End of Previous Program Year (account 2830)	98,975.30	98,975.30
6.	Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 (or -) line 3) **CD # 45200 & CD#7129676 combined into a Smart Saver Account**	113,884.59	113,884.59

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.		Estimated Cost		Actual Cost
Summary by Account (6200 subaccount)		Column 1 Original	Column 2 Revised	Column 3 Expended
1.	**Reserved**			
2.	**1406 Operations**			
3.	**1408 Management Improvements**			
4.	**1410 Administration**			
5.	**1415 Liquidation Damages**			
6.	**1430 Fees and Costs**			
7.	**1440 Site Acquisition**			
8.	**1450 Sites Improvement**			
9.	**1460 Dwelling Structures**			
10.	**1465 Dwelling Equipment- Nonexpendable**			
11.	**1470 Nondwelling Structure**			
12.	**1475 Nondwelling Equipment**			
13.	**1485 Demolition**			
14.	1495 Relocation Costs			
15.	**1498 Mod Used for Development**			
16.	**Replacement Reserve Withdrawal (sum of lines 2 thru 15)**			
17.	**1420.7 Replacement Reserve Interest Income**			
18.	**Net Withdrawal from Replacement Reserve (line16 minus line 17)**			
19.	**Amount of line 16 related to LBP activities**			
20.	**Amount of line 16 related to Section 504 Compliance**			
21.	**Amount of line 16 related to Emergencies**			

Signature of Executive Director & Date:

X

Signature of Field Office Manager & Date:

X

Form HUD-52842 (10/96)
Ref. Handbook 7485.3

Annual Statement / Performance and Evaluation Report
On Replacement Reserve
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA Wide Activites	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Difference	Funds Obligated	Funds Expended	Status of Proposed Work
	Total Window Replacement in 12 story high rise Gifford Tower	**Initial Principal**	**Interest Added**	**Total Funds Available**			Window Project contracted to start 8-1-03 Windows are in production at this time.
NE26P100106 -98	Certificate of Deposit #7129676	39765.70	6292.55	46058.25			
NE26P100106 -97	Certificate of Deposit $45200	59209.60	8076.93	67286.53			
	These two Certificates were cashed in and deposited into a Smart Saver account for accessibility to make payment toward the window project in 2003.						
9-3-2002	CD #7129676 – cash in value	46058.25					
2-28-2003	CD # 45200 – cash in value	67286.53					
	Interest earned on account through 3-31-03	539.91					
	TOTAL value of Comp Grant Funds for the window project as of 3/31/03	$113,884.69					
					100%		
	Funds obligated for Architect and window replacement				$113,884.69	0	

To be completed at the end of the program Year.

FormHUD 52842 (10/96)
Ref. Handbook 7485.3