

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2004 - 2009

## Streamlined Annual Plan for Fiscal Year 2004

KEARNEY HOUSING AGENCY  
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KEARNEY, NE 68847-3771  
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[director@khaweb.com](mailto:director@khaweb.com)

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** KEARNEY HOUSING AGENCY **PHA Number:** NE004

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2004

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**

Number of public housing units: **172**

Number of S8 units:

Number of public housing units:

Number of S8 units: **103**

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- 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)

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

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2004 - 2009

[24 CFR Part 903.12]

#### **A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here)

### **MISSION STATEMENT**

**"The mission of the Kearney Housing Agency (KHA) is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Agency is committed to operating in an efficient, ethical, and professional manner in order to serve each client effectively and respectfully. The Housing Agency will maintain working relationships with its clients and appropriate community agencies in order to accomplish this mission."**

#### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X Other: (list below)

**Other PHA Goals and Objectives: (list below)**

## **5 YEAR GOALS AND OBJECTIVE 2004-2009**

**Goal #1: Continue on-going management of KHA Public Housing and Contract programs in compliance with HUD's regulations to attain a PHAS score of 91 or more and to continue to qualify as a "High Performer" each year through 3-31-2009.**

**Objectives:**

- A.** Develop and Implement procedures to assure sound Financial Management of KHA by:
  - 1. Access Staff Training Opportunities.
  - 2. Submit Un-Audited and Audited Electronic Financial Reports within HUD's timeframe.
  - 3. Submit EOM/EOY documents in a timely manner to fee accountant.
  - 4. Coordinate with fee accountant to assure accuracy and GAP compliance.
  - 5. Implement internal controls.
  - 6. Update Policy and Procedures.
  - 7. Research Feasibility and Develop an RFP for Banking Services – to pursue electronic deposits for participants, additional services and best interest rates for KHA.
  - 8. Reduce Audit Findings and Management Letter recommendations.
- B.** Develop and Implement procedures to assure sound Management of KHA to include:
  - 1. Preparation and Submission of Annual Electronic Reports
  - 2. Increase Staff Training and awareness in compliance regulations and develop tools to assist and improve standard operating procedures in:
    - Wait List Maintenance
    - Applicable Preferences
    - Rent Calculations
    - Tenant Integrity
    - Screening for Drug Related and Criminal Activity during Admissions and Re-certifications
    - Criminal history check

Credit Check  
Community Service Requirements  
Fair Housing Compliance  
Unit Turnaround Time  
Vacancy Rate  
Work Orders  
    Emergency  
    Routine

3. Implement Internal Control
  - Develop policy and procedures for Quality Control for Oversight/Monitoring.
  - Minimal Audit Findings during HUD's Resident Integrity Monitoring Review (RIM.)
4. On-going updating of KHA Policies to conform to needs and the ever changing HUD regulations.
- C. Continue to develop and implement procedures to assure curb appeal, well maintained physical site, facilities and tenant satisfaction and high scores on the REAC Inspections for the next five years.
  1. Modernize dwelling units at Kearney Manor as vacated.
  2. Monitor Concrete sidewalks and driveways to reduce tripping hazards for "as-needed" repairs.
  3. Continue to implement procedures to maintain KM sites to enhance curb appeal.
  4. Continue to implement annual systems inspections for HVAC, hot water, plumbing and electrical.
  5. Continue to inspect and assess roof conditions for "as needed" repairs.
  6. Assure all air conditioners, electrical boxes, meter breaker boxes, etc. are secured with a lock.
  7. Continue to seek additional training for staff.
- D. Develop and Implement procedures to assure continued satisfactory interaction with KHA Residents:
  1. Improving Resident Satisfaction with resident concerns and the services provided by:
    - Interacting with Residents face-to-face vs. formal written survey.
    - This will be accomplished by:
      - Home visits at Kearney Manor,
      - Family Self –Sufficiency program for Scattered Sites, Autumn Village Quarterly Meetings,
      - Tenant Meetings for Kearney/Gibbon/Minden/Autumn Village,
      - Drive By Inspections for Scattered Sites,
      - Congregate Meals and Tenant Events
  2. Staff relays tenant concerns and incidents that will be addressed by Management.
  3. Due to satisfied residents the RASS score will improve so no one rated component will score less than 80%.

**Goal #2: Continue On-going Management of KHA's HCV program in compliance with HUD's requirements to attain a SEMAP score of at least 95% each year through 3-31-2009 and to meet the community's housing needs.**

**Objectives:**

- A. Maintain utilization of at least 98% but no more than 100%.
- B. Increase Staff Training and awareness in compliance regulations and Standard operating

procedures in:

- Wait List Maintenance
- Applicable Preferences
- Rent Calculations
- Tenant Integrity
- Screening for Drug Related and Criminal Activity during Admissions and Re-certifications
  - Criminal history check
  - Credit Check
  - Fair Housing Compliance

- C.** No late annual re-exams for SEMAP compliance.
- D.** All units shall pass HQS prior to HAP Contract being executed -SEMAP.
- E.** Continue Rent Reasonableness certification and updating of master file -SEMAP.
- F.** Utility allowances updated annually – SEMAP compliance.
- G.** Continue to conduct annual HQS Inspections, and abate Housing Assistance Payments (HAP) for failed units – SEMAP compliance.
- H.** Strive to meet HUD regulations for:
  - Income Targeting 75% of new admissions at 30% of AMI.
  - 40% Rule – tenant portion of rent can not exceed 40% of adjusted income.
- I.** Outreach with Agencies / Landlords
- J.** Continue Quality Control monitoring in compliance with HUD's regulations.

**Goal #3: KHA will continue to promote Self-Sufficiency for all public housing, housing choice voucher and contracted program participants each year through 3-31-2009.**

**Objectives:**

- A.** For the elderly KHA will continue to utilize the 2001-2004 Resident Opportunity Self sufficiency (ROSS) grant to meet the needs of KM residents by:
  - Continuing the Congregate Meal Program
    - Provide 1 meal daily to meet one-third of the Required Daily Amounts (RDA)
    - Continue to promote Congregate Meals
  - Submit Documents to:
    - HUD – semi-annually
    - HHS – monthly
    - AAA – monthly
    - Center for Individual living – monthly
  - Provides socialization opportunities
  - Continue On-going Special Events
  - Continue partnerships by providing in-kind services.
  - Recruit Volunteers for exercises and computers.

- Continue Elderly Supportive Services (ESS).
- B.** Reapply for ROSS Grant to continue Program.  
Prepare application for June 2004 submission.
- C.** Seek additional funding for Supportive Services.
- D.** Family Self Sufficiency Programs
  - YEA Program
    - Increase family-based youth opportunities
    - Promote family activities
    - Promote community activities
    - Provide educational programs on:
      - Prevention of Obesity in Children
      - Drug Prevention
  - FSS Public Housing/Housing Choice Voucher Programs
    - Encourage families to move "up and out" of the system to self-sufficiency with employment based goals.
- E.** Outreach to persons with disabilities.
- F.** Develop and Implement Internal Control Procedures for Overview/Monitoring.

**Goal #4:** Expand KHA's Programs and Resources to meet community growth and needs:

**Objectives:**

- A.** On-going search for additional and available vouchers.
- B.** Partner with private/local agencies to address special needs population's housing needs.
- C.** Research and pursue opportunities to acquire existing housing facilities.
- D.** Research other funding sources.
- E.** Research and develop affordable:
  - Elderly housing
  - Mixed housing
  - Special housing
- F.** Develop and seek opportunities to communicate and coordinate with the City of Kearney on affordable housing issues and supportive services.

**Goal #5: To continue as a viable agency addressing community housing and supportive services needs KHA will pursue:**

**Objectives:**

- A.** Additional Scattered Site homes for families.
- B.** Additional Vouchers for families, elderly, and persons with disabilities.
- C.** Additional staff to support Program growth.
- D.** Handicap accessible van needed to provide transportation not provided by other agencies.
- E.** Funding sources for Supportive Services:

- Youth Activities
- "Hand-Up" loans
- Elderly chore and personal service
- F.** Congregate Meal Expansion
  - Provide higher quality of life for seniors-allowing longer independent living.
  - Expand Congregate Meal Program to provide two meals a day.
  - Provide weekend service.
- G.** Expand web site to disperse more information about programs.
- H.** A parking lot for staff and visitors.

## **Streamlined Annual PHA Plan**

### **PHA Fiscal Year 2004\_**

[24 CFR Part 903.12(b)]

### **Table of Contents**

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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.

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>
---

**Housing Needs of Families on the PHA's Waiting Lists**

Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
X Public Housing - <b>KEARNEY MANOR</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	37 – 11-01-2003		30 – FYE- 3/2003
Extremely low income <=30% AMI	30		
Very low income (>30% but <=50% AMI)	7		
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	12		
Families with Disabilities	22		
Race/ethnicity WHITE	36		
Race/ethnicity American Indian/Native Alaskan	1		
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	32		
2 BR	5		
3 BR			
4 BR			
5 BR			
5+ BR			

**Housing Needs of Families on the PHA's Waiting Lists**

Is the waiting list closed (select one)? X 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

Waiting list type: (select one)

Section 8 tenant-based assistance

X Public Housing **SCATTERED SITE**

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	112		18 FYE 3/2003
Extremely low income <=30% AMI	85		
Very low income (>30% but <=50% AMI)	25		
Low income (>50% but <80% AMI)	2		
Families with children	112		
Elderly families	0		
Families with Disabilities	8		
Race/ethnicity WHITE	102		
Race/ethnicity BLACK	4		
Race/ethnicity IND/ALASK	3		
Race/ethnicity HISPANIC	18		
Race/ethnicity Other	3		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2 BR	70		
3 BR	29		

4 BR	13		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? x No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			
Waiting list type: (select one)			
X Section 8 tenant-based assistance <b>Section 8</b>			
Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	271 – 11-01-2003		47-FYE-3-2003
Extremely low income <=30% AMI	206		
Very low income (>30% but <=50% AMI)	59		
Low income (>50% but <80% AMI)	6		
Families with children	190		
Elderly families	26		
Families with Disabilities	55		
Race/ethnicity White	253		
Race/ethnicity Black	5		
Race/ethnicity Indian/Alask	3		
Race/ethnicity Asian	2		
Hispanic	25		
Other	6		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			

3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

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**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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

- X   Employ effective maintenance and management policies to minimize the number of public housing units off-line -
- X   Reduce turnover time for vacated public housing units –
- X   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
- X   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
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available – DID AND HAVE NEVER HEARD!
- X 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

- X 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: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

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

- X Funding constraints
- X Staffing constraints
- X 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
- X 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: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	207,671	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
b) Public Housing Capital Fund	206,257	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	423,839	
f) Resident Opportunity and Self-Sufficiency Grants <b>HCV FSS</b>	37,875	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>ROSS-Supportive Services - Elderly</b>	30,000	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2002 CAPITAL 9-30-2003	8,156	
2003 CAPITAL 9-30-2003	206,257	
<b>3. Public Housing Dwelling Rental Income</b>	403,000	
<b>4. Other income</b> (list below)		
LAUNDRY	2,400	
<b>4. Non-federal sources</b> (list below)		
<b>INVESTMENTS</b>	1,500	
<b>Total resources</b>	1,529,955	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

## A. Public Housing

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

### (1) Eligibility

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

X When families are within a certain number of being offered a unit: (state number) **10-15**

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

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

X Criminal or Drug-related activity

X Rental history

X Housekeeping

Other (describe)

c. X Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X 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

X Other (describe) ONE WAIT LIST FOR THE SCATTERED SITES AND ONE FOR ELDERLY KEARNEY MANOR.

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

X PHA main administrative office

- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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?  
(select one)
  - One
  - Two
  - X Three or More
- b. X 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 X 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:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

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) (list below)

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.

- 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)

- 1 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) (list below)

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)

- X The PHA-resident lease
- X The PHA’s Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

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

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

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

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

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)]

**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):
- Other (list below)

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)

**(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
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below: In accordance with regulations there is not a time-limit on the voucher issued to search, however, KHA vouchers are originally issued for 90-days. As needed additional time is allowed for persons with disabilities and extenuating circumstances – such as unable to find a unit meeting 40% rule, HQS inspection, death in family or hospitalization etc.

**(4) Admissions Preferences**

a. Income targeting

Yes x 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. X 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 subcomponent **(5) Special purpose section 8 assistance programs**)

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 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)

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

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 and written materials  
 Other (list below)

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 903.12(b), 903.7(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 of the following two)

- 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))
- 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

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

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

c. Rents set at less than 30% of 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  
X 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)

- 95<sup>th</sup> 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
- 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: (if selected, specify threshold)\_\_\_\_\_

X Other (list below) ZERO-RENT FAMILIES MUST MEET MONTHLY AND REPORT AN INCREASE IN INCOME IMMEDIATELY. FAMILIES NOT AT ZERO-RENT ARE NOT REQUIRED TO REPORT INCOME EXCEPT AT ANNUAL REXAMS. FAMILY COMPOSITION MUST BE REPORTED IMMEDIATELY.

g.  Yes X 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**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- X Other (list/describe below) INCENTIVE TO LIVE IN THE SMALL ONE BEDROOMS.

## 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 below 100% 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? (select all that apply)

- 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? (select all that apply)

- 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)

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: 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:
- e.  Yes  No: 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:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes X 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (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, what is the maximum number of participants this fiscal year? \_\_\_\_

### b. PHA-established eligibility criteria

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:

c. What actions will the PHA undertake to implement the program this year (list)?

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004)*

#### **Goals and Objectives for KHA**

**Goal #1: Manage the City of Kearney Housing Authority's public housing programs in an efficient manner, thereby qualifying as at least a "standard performer" on the PHAS Scoring of Financial, Physical, Management and Customer Survey, by:**

A. Maintaining Financial Records.

- 1) Annual Fiscal Audit is conducted with no more than three deficiencies.
- 2) Seek additional revenues to supplement diminishing federal funds.
- 3) Submit required financial documents electronically within HUD's timeframe.

***(Progress 3-31-2000: Achieved a Financial Score of 24.5 out of 30 possible points.)***

***(Progress 3-31-2001: Achieved a Financial Score of 29 out of 30 possible points.)***

***(Progress 3-31-2002: Achieved a Financial Score of 29 out of 30 possible points.)***

***(Progress 3-31-2003; Achieved a Financial Score of 30 out of 30 possible points.)***

B. Maintaining Housing Authority Property to provide a safe home/neighborhood for

residents in accordance with the adopted Maintenance Plan and to achieve at least a score of 27 on the Physical Inspections conducted by the HUD Inspectors.

***(Progress 3-31-2000: Achieved a Physical Inspection Score of 27 out of 30 possible points.)***

***(Progress 3-31-2001: REAC did not conduct an inspection for this FYE)***

***(Progress 3-31-2002: Achieved a Physical Inspection Score of 28 out of 30 possible points.)***

***(Progress 3-31-2003; REAC did not conduct an inspection for this FYE)***

C. Complying with the Management Component of PHAS by:

- 1) Maintaining a Vacancy Rate of less than 5%.
- 2) Physically inspecting 100% of Housing Authority's 172 units annually.
- 3) Assuring Emergency Orders will be abated within 24 hours.
- 4) Attaining a 95% reporting record of HUD 50058's to MTCS.
- 5) Quality Control checks being done on 5% of all inspections conducted by Housing Authority staff and 5% of all Program Participants files.

***(Progress 3-31-2000: Achieved a Management Score of 30 out of 30 possible points.)***

***(Progress 3-31-2001: Achieved a Management Score of 30 out of 30 possible points.)***

***(Progress 3-31-2002: Achieved a Management Score of 30 out of 30 possible points.)***  
***(Progress 3-31-2003; Achieved a Management Score of 30 out of 30 possible points)***

- D. Implementing a City of Kearney Housing Authority "Customer Satisfaction Survey" to better assess residents needs and the Housing Authority's delivery of services.  
***( Progress 3-31-2000: Attached is a copy of the "Customer Satisfaction Survey")***  
***(Progress 3-31-2001: Attached is a copy of the "Customer Satisfaction Survey Results")***  
***(Progress 3-31-2002; Achieved a Resident Score of 9 out of 10 possible points)***  
***(Progress 3-31-2003: Achieved a Resident Score of 9 out of 10 possible points)***

**Goal #2: To provide an environment that encourages a continued sense of health, well being, and self-sufficiency for all of the City of Kearney Housing Authority's residents by:**

- A. Constructing a new Community Building at Kearney Manor which would be more centrally located by March 31, 2004.  
***(Progress to date 10-01-2001: Construction Contract was signed September, 2000 and completed August 2001 with first activity on August 17, 2001)***
- B. Providing supportive services which would include an exercise room, expanded space for tenant activities, increase accessibility for those with disabilities by March 31, 2004.  
***(Progress to date 10-01-2001: Implemented "Foot Clinic", "Blood Pressure Clinic", "Socialization" and "Leadership activities". Planning – Computer/Internet Classes, Nutrition Fun, On-Site Cosmetologist, Have applied for and received a \$100,000 3-year Grant to allow on-site Congregate Meals for residents only)***  
***(Progress to date 10-01-2002: Congregate Meal program implemented 1-14-2002; Average Resident Attendance per day \_38\_; Cosmetologist on Site; \_17\_ Computer Graduates; 5 Nutrition Fun Classes \_52\_ total participants;***  
***(Progress 3-31-2003: Average Resident Attendance 40.5)***
- C. Securing financial resources for the construction of a new Community Building by March 31, 2002.  
***(Progress to date 10-01-2001: 1999 CIAP Funds and 2000 Capitol Funds were secured for the Building and this is completed.)***

**Goal #3: To provide a working environment which allows the Kearney Housing Agency to operate in a manner to comply with federal regulations which include improved accessibility, privacy and confidentiality for our tenants, by:**

- A. Renovating the existing West Community Room and Administrative Offices by March 31, 2004.
- 1) Enlarging and increasing the work areas to eliminate the need of boxes under desks and improve the work environment.
  - 2) Creating Interviewing, Briefing and Conference rooms to ensure privacy, confidentiality and accessibility for all Housing Authority participants.
  - 3) Increasing file and storage areas to accommodate the needs of increased

programs.

***(Progress: Contract for renovation has been awarded September 2001)***

***(Progress: Renovation Work began 9-28-2001, completed 12-10-2001 – The Administration Office renovation has provided more work area for staffing, more privacy and confidentiality for interviewing clients.)***

B. Providing accessible and adequate information boards for clients, participants and employees to comply with federal regulations on disseminating information regarding Housing Authority policies and federal laws by March 31, 2004.

***(Progress; Completed 12-10-2001 –With the renovation of the Administrative Offices, new bulletin boards were installed in the lobby area for clients and a designated "break room" has new labor related posters and other iemployee information - however, this will be an on-going process.)***

C. Upgrading the telephone system and electronic technology to comply with federal regulations and reporting by March 31, 2004.

(Progress: Upgrading present Computer Hardware and adding new hardware to bring up to requirements for Lindsey Software to convert to windows.)

***(Progress; New phone system installed July 2002; Computer Hardware completed however, this will be an on-going process; Lindsey Window Installation completed June 2002.)***

**Goal #4: The Kearney Housing Agency is committed to maintaining a working relationship with its clients and community agencies by:**

A. Initiating contact with the Housing Authority clients by the Family Self-Sufficiency Coordinator to provide information regarding community supportive services to address individual needs.

B. Being aggressive in networking and maintaining communications with other community agencies.

***(Progress: Contract with local Health & Human Services, Working with NE NAHRO to access HHS client information via the internet, Working with Area Agency on Aging to provide resources to participants.)***

C. Attempting to establish a City of Kearney Housing Authority Resident Council by March 31, 2004.

**Goal #5: Contingent upon adequate staff and facilities, expand and enhance affordable housing opportunities for low-income families in Kearney and the surrounding area by:**

A. Applying for additional vouchers as availability is known through NOFA's from HUD by March 31, 2004.

B. Applying for Public Housing Development funds if available by March 31, 2004.

C. Working with community organizations to access available funds to continue to

provide alternative housing opportunities by March 31, 2004.

- D. Working with the local governing body to seek grants to preserve and protect existing housing stock, and to expand affordable housing in the community.  
***Progress 3-31-2000: Executive Director served on Housing Rehabilitation Committee for an application to DED for CDBG Housing Rehabilitation Grant, this Grant would have provided funds to assist homeowners to fix up their home. The application was not funded.***  
***Progress 10-01-2002; KHA was approached and is pursuing the possible acquisition of Normandy Apartments, USDA, if and when funds are available.***  
***Executive Director serves on the Buffalo County Community Health Partners Board of Directors and is involved in a Goal Work Group Community seeking to survey homes for lead hazards and test children under six for elevated lead blood level. Also served on the HOPWA Steering Committee.***  
***Progress 3-31-2003: KHA applied for Mainstream Vouchers for Persons with Disabilities under the Super NOFA in June 2003 and has not heard if successful.***
- E. Provide a Storm Shelter for Kearney Manor Residents.  
***Progress 3-31-2003: The Storm Shelter will not be built. The reality of allowing frail elderly (many with walkers and wheelchairs) to move in the eye of the storm to a central location is not feasible. It has been determined the safest place for Kearney Manor residents when the siren blows for a tornado warning, is in their apartments away from windows etc. therefore, this goal will not be completed.***

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### a. Substantial Deviation from the 5-Year Plan

KHA shall consider a substantial deviation from the 5-Year Plan to include a work item not included in the 5 year plan unless it is emergency work item, that threatens tenant and/or employee safety and well-being. The fluctuation of the amounts of Capital Funds, Operating Subsidy and/or other grant fund either increases or decreases shall not be consider a substantial Deviation as this is subject to Congress and HUD's rules/regulations/funding.

#### b. Significant Amendment or Modification to the Annual Plan

KHA shall consider significant Amendment or Modification to the Annual Plan to be work item not included in the 5 year plan unless it is an emergency work item, that threatens tenant and/or employee safety and well-being. The fluctuation of the amounts of Capital Funds, Operating Subsidy and/or other grant funds either increases or decreases will not require a amending or modification. However, this does not include HUD required amendments to the Capital Fund Budget to adjust for increase of decreases in funds.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

- a. X Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
If yes, provide the comments below:

### **RESIDENT COMMENTS**

---

The Kearney Housing Agency has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process.

KHA sent out notices to the Resident Advisory Board participants asking for their participation again for the 2004 Agency Plan. The meeting was scheduled for December 1, 2003 at 7:00 p.m. at KHA office.

Those attending were:

Kearney Manor Residents:

Gwen Taxler, 2715 Avenue I #27

Vada Puls, 2715 Avenue I #25

Mabel Patterson 2715 Avenue I #106

Section 8 Housing Choice Voucher Program (HCV) Participants:

Magdalena Vega 1319 East 45<sup>th</sup> Street #H-1

Scattered Site Residents:

Brenda Luther, 3411 Avenue S

Absent: Michael O'Brien and Xiomara Rodriguez.

The Executive Director reviewed the Five Year Agency Plan 2004-2009 and the 2004 Annual Plan placing emphasis on the progress of previous goals completed

and the proposed work planned.

After the presentation, the residents were asked for comments, concerns and what was needed at KHA.

### **Comments:**

- ◆ **Concern over the understanding of the Community Service Requirements. The letters that were sent out were not clear and people were getting into trouble because of not understanding. Thought there should be a better way to get the word out.**

**Response:** The Executive Director explained that the Community Service Requirements are a federal mandate. The elderly, persons working at least 30 hours per week, enrolled in an education program and persons with disabilities are exempt. However, those persons not exempt must perform 8 hours per month of community service at a KHA approved site. The sites could be service agencies such as Salvation Army, Goodwill, Mid NE Community Action, churches, library, Safe Center to mention just a few. The forms must be turned in by the 10<sup>th</sup> of the month and KHA staff tracks each person. Sometimes there is a red flag when a person certifies they are working 30 hours per week, but when it comes to rent calculations, the person is saying they are only working 24 hours or the verified information says this person is working less than the 30 hours. The Executive Director will review the letters that are being sent out and see if there needs to be clarification. (For the RAB members: I have enclosed copies of the letters used for notification to tenants and the September newsletter. I am opened to your suggestions as to how to make these letters more clear).

- ◆ **Concern with YEA program , is this a grant or is KHA applying for a grant, where does the money come from? Resident commented it was such a good program for she could see her daughter's self –esteem improve.**

**Response:** The Executive Director explained there is no grant money for the YEA program, originally PHDEP funds were used, but since those are no longer available there is a small amount budgeted in the KHA General Budget to use for the YEA program.

- ◆ **Concern with the Congregate Meal Program. How is it funded? Will there be funding for next year? Those present did want to see the meal program continue.**

**Response:** The Executive Director explained – the ROSS grant is used to pay for the salaries of the Kitchen Cook and Kitchen helper. The suggested donations that residents pay each day comes close to covering the “raw food” cost. Staff can also see the changes in those residents participating – getting a nutritional meal and the socialization have stabilized those participating. The ROSS grant will end in September 2004. KHA will again be applying for the ROSS funding. However, awards are not always timely, therefore to provide continuity of the program, funding has been provided for in the General Budget. It is hoped that the application will be submitted and the award will be made, so the General Budget will not have to bear the cost of this program.

- ◆ **Are there grants or ways to provide assistant to access the internet like the phone service?**

**Response:** The Executive Director did not know of any assistant for the internet. One of the residents mention she had found some help at Educational Planning Center.

- ◆ **Other comments – What are Vouchers? Where Wait Lists are long, is Mid NE getting into housing and will that provide relief for KHA? Can I use my escrow money for internet service or on-line education?**

**Response:** The Executive Director explained. 1. -The voucher program. 2.- Other agencies do provide housing but it is not always affordable. The rents may need the assistance of a voucher for many people to live there. There are no new vouchers. There should be more public housing built. The best affordable housing is Public Housing. It is

more affordable, builds equity in an asset for the government and is cost effective. The problem lies with Congress's perception that all public housing looks like the Chicago's, the Washington DC, and other large eastern metropolitan areas, which is old, poorly maintain and a hot spot for crime and drug problems. 3. Please check with the FSS Staff to determine the eligibility for accessing your FSS Escrow.

◆ **How do we get more housing and keep the other programs?**

**Response:** The Executive Director suggested if you have concerns, need to contact your senators and representatives in Washington and tell them what the different programs mean to you and your families and that you are a voter.

◆ **How do we contact our senators and representatives?**

**Response:** You can go on the internet and type Congress and then you will be able to choose Congress or the House of Representatives. The addresses also are in the HUB. The addresses will be put into the next newsletter.

b. 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: (list below)

**(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

GWEN TRAXLER

2715 Avenue I #27  
Kearney, NE 68847-3725

Method of Selection:

X Appointment

**The term of appointment is (include the date term expires): March 2005**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

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

- 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: (describe)

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)

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 (list)

b. 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):

Date of next term expiration of a governing board member:

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

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (provide name here) State of Nebraska**

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

**10. Project-Based Voucher Program**

- a.  Yes X No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

**11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	involvement.	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
4	1410 Administration				
5	1411 Audit				

<b>List of Supporting Documents Available for Review</b>					
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b>		
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>		
<b>Part II: Supporting Pages</b>		
PHA Name:	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>





### **13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



### 13. Capital Fund Program Five-Year Action Plan

#### **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 I: Summary

<b>PHA Name:</b> <b>KEARNEY HOUSING AGENCY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NE26P004 50102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 09/30/2003  
  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	<b>62,683.00</b>	<b>62,683.00</b>	<b>62,683.00</b>	<b>62,683.00</b>
3	1408 Management Improvements	<b>29,963.33</b>	<b>29,963.33</b>	<b>29,963.00</b>	<b>29,963.33</b>
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>21,193.43</b>		<b>21,193.43</b>	<b>21,193.43</b>
10	1460 Dwelling Structures	<b>71,393.24</b>		<b>71,393.24</b>	<b>63,236.62</b>
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	<b>5,450.00</b>		<b>5,450.00</b>	<b>5,450.00</b>
13	1475 Non-dwelling Equipment	<b>60,000.00</b>		<b>60,000.00</b>	<b>60,000.00</b>
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>250,683.00</b>		<b>250,683.00</b>	<b>242,526.38</b>
22	Amount of line 21 Related to LBP Activities				

### 13. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>KEARNEY HOUSING AGENCY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NE26P004 50102</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2002</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
<b>X Performance and Evaluation Report for Period Ending: 09/30/2003</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> <b>KEARNEY HOUSING AGENCY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NE26P004 50102</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		62,683.00		62,683.00	62,683.00	complete

### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NE26P004 50102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Software/Training Upgrade, Upgrade Telephone System, ,	1408		29,963.33		29,963.33	29,963.33	complete
HA-WIDE	Tree Removal, Landscaping, Leveling Concrete	1450		21,193.43		21,193.43	21,193.33	complete
HA-WIDE	Asbestos Tile Removal, Tile, Carpet, Shower Enclosures, Bath Sinks/Vanities, Toilets, Closets, AC Units, Disposals, Refrigerator Gaskets/Door Panels	1460		71,393.24		71,393.24	63,236.62	IN PROGRESS
HA-WIDE	Exterior Door Replacement, Pavilion Snow-Bar	1470		5,450.00		5,450.00	5,450.00	complete
HA-WIDE	Software, Radios, Kitchen Equipment, DeWalt Table Saw, AC Recover Pump, Laundry Equipment, Office Equipment,	1475		60,000.00		60,000.00	60,000.00	complete
	TOTALS			250,683.00		250,683.00	242,526.38	



### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>	Grant Type and Number Capital Fund Program Grant No: <b>NE26P004501-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
 Reserve for Disasters/ Emergencies   
 Revised Annual Statement (revision no:   )
   
**XX**  Performance and Evaluation Report for Period Ending: 9-2003   
 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	<b>40,257.00</b>			
3	1408 Management Improvements	<b>25,000.00</b>			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>50,000.00</b>			
10	1460 Dwelling Structures	<b>40,000.00</b>			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	<b>51,000.00</b>			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>206,257.00</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NE26P004501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-2003		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NE26P004501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	All of the following items are on an As-Needed-Basis, when units are vacated or there is a need. This is necessary in light of the continuing reduction of funding.							
HA-WIDE	Operations	1406		40,257				

**13. Capital Fund Program Five-Year Action Plan**

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NE26P004501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	All of the following items are on an As-Needed-Basis, when units are vacated or there is a need. This is necessary in light of the continuing reduction of funding.							
HA-WIDE	Software, Technology Upgrade, Hardware Upgrades	1408		25,000				
HA-WIDE	Concrete, Dirt, Landscaping	1450		50,000				
HA-WIDE	Removal Asbestos Tile/Carpet Replacement, Showers/Faucets/Toilets/Sinks/Vanities, Kitchen Cabinets, Countertops, Shingles	1460		40,000				
HA-WIDE	Vehicle, , Community Building Equipment, Maintenance Equipment, Tenant Exercise Equipment, Congregate Meal Equipment	1475		51,000				

**13. Capital Fund Program Five-Year Action Plan**

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program No: <b>NE26P004501-03</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2003</b>	
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		
HA-WIDE	12-31-2003			03-31-2004				

### 13. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>KEARNEY HOUSING AGENCY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>UNKNOWN</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2004</b>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<b>\$125,000.00</b>			
3	1408 Management Improvements	<b>\$ 10,000.00</b>			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>\$ 20,000.00</b>			
10	1460 Dwelling Structures	<b>\$ 20,000.00</b>			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	<b>\$ 5,000.00</b>			
13	1475 Non-dwelling Equipment	<b>\$ 20,000.00</b>			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$ 20,000.00</b>			
22	Amount of line 21 Related to LBP Activities				

### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>UNKNOWN</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>UNKNOWN</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		125,000				
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Software, Technology Upgrade,	1408		10,000				

### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>UNKNOWN</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Concrete Work/Sidewalks/Parking Areas, Landscaping, Tree Trimming/Removal, Drainage, Dirt Work, Parking Area Maintenance – Stripping and Cleaning.	1450		20,000				
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Asbestos Removal, Replacement of tile/carpet, cabinets, countertops, kitchen sinks, toilets, vanities/sinks, medicine cabinets, blinds, interior doors, locks/levers, lights, garbage disposals, smoke alarms, faucets, showers, closet doors, windows, bathroom upgrades, shingles.	1460		20,000				
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Ranges, Refrigerators, Hot Water Heaters, Furnaces, Air Conditioners, Water Softeners, Water Purification System.	1465						

### 13. Capital Fund Program Five-Year Action Plan

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

PHA Name: <b>KEARNEY HOUSING AGENCY</b>		Grant Type and Number Capital Fund Program Grant No: <b>UNKNOWN</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Computers/Hardware/Monitors, Computer printers, Copier Upgrade, Fax Machines, Vehicle, Community Building Equipment, Maintenance Equipment, Security and Video Equipment.	1475		20,000				
HA-WIDE	<u>On an As-Needed Basis</u> replacement of Windows, East/West Laundry Rooms, East Community Building.	1470		5000				

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

PHA Name: KEARNEY HOUSING AGENCY	Grant Type and Number Capital Fund Program No: <b>UNKNOWN</b> Replacement Housing Factor No:	Federal FY of Grant: 2004
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### **13. Capital Fund Program Five-Year Action Plan**

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	
HA-WIDE	12-31-2003			03-31-2004			

### **Capital Fund Program Five-Year Action Plan**

#### Part I: Summary

PHA Name KEARNEY HOUSING AGENCY					<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008	
	Annual Statement					
HA-WIDE		<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	
CFP Funds Listed for 5-year planning						

### 13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Activities for Year 1	Activities for Year 2 FFY Grant: 2005 PHA FY: 4-1-2005			Activities for Year: 3 FFY Grant: 2006 PHA FY: 4-1-2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Se e Annual Statement	<b>HA-WIDE-1406</b>	<i>Operations</i>	77,683	<i>HA-WIDE-1406</i>	<i>Operations</i>	77,683
	HA-WIDE-1408	<i>Management – Hardware//Software Upgrades, Staff Training, Office Equipment.</i>	25,000	HA-WIDE-1408	<i>Management – Hardware//Software Upgrades, Staff Training, Office Equipment.</i>	25,000
	<b>HA-WIDE-1450</b>	Concrete, Dirt, Landscaping	50,000	<b>HA-WIDE-1450</b>	Concrete, Dirt, Landscaping	50,000
	HA-WIDE-1460	Asbestos Tile Removal, Tile/Carpet Replacement, Bathroom Upgrades, Shingles, Siding.	40,000	HA-WIDE-1460	Asbestos Tile Removal, Tile/Carpet Replacement, Bathroom Upgrades, Shingles, Siding.	40,000
	HA-WIDE-1475	Lawnmower, Vehicle, Community Building Equipment, Maintenance Equipment.	58,000	HA-WIDE-1475	Lawnmower, Vehicle, Community Building Equipment, Maintenance Equipment.	58,000
	Total CFP Estimated Cost			<b>\$250,863</b>		

Capital Fund Program Five-Year Action Plan <b>Part II: Supporting Pages—Work Activities</b>	
Activities for Year : 4 FFY Grant: 2007 PHA FY: 4-1-2007	Activities for Year: 5 FFY Grant: 2008 PHA FY: 4-1-2008

### **13. Capital Fund Program Five-Year Action Plan**

<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b><i>HA-WIDE-1406</i></b>	<i>Operations</i>	77,683	<i>HA-WIDE-1406</i>	<i>Operations</i>	77,683
HA-WIDE-1408	<i>Management – Hardware//Software Upgrades, Staff Training, Office Equipment.</i>	25,000	HA-WIDE-1408	<i>Management – Hardware//Software Upgrades, Staff Training, Office Equipment.</i>	25,000
<b><i>HA-WIDE-1450</i></b>	Concrete, Dirt, Landscaping	50,000	<b><i>HA-WIDE-1450</i></b>	Concrete, Dirt, Landscaping	50,000
HA-WIDE-1460	Asbestos Tile Removal, Tile/Carpet Replacement, Bathroom Upgrades, Shingles, Siding.	40,000	HA-WIDE-1460	Asbestos Tile Removal, Tile/Carpet Replacement, Bathroom Upgrades, Shingles, Siding.	40,000
HA-WIDE-1475	Lawnmower, Vehicle, Community Building Equipment, Maintenance Equipment.	57,000	HA-WIDE-1475	Lawnmower, Vehicle, Community Building Equipment, Maintenance Equipment.	57,000
<b>Total CFP Estimated Cost</b>		<b>\$258,863</b>			<b>\$250,863</b>