

PHA Plans Streamlined 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 effort to provide regulatory relief for certain types of 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.

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Streamlined Annual PHA Plan for Fiscal Year: 2004

PHA Name: Niobrara Housing Agency

NOTE: This PHA Plan template (HUD -50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH99 -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.

StreamlinedAnnualPHAPlan AgencyIdentification

PHAName: NiobraraHousingAgency

PHANumber: NE077

PHAFiscalYearBeginning:(mm/yyyy) 01/2004

PHAProgramsAdministered:

PublicHousingandSection8

Numberofpublichousingunits:
NumberofS8units:

Section8Only

NumberofS8units:

PublicHousingOnly

Numberofpublichousingunits:18

PHA Consortia: (checkboxifsubmittingajointPHAPlanandcompletetable)

ParticipatingPHAs	PHA Code	Program(s)Includedin theConsortium	ProgramsNotin theConsortium	#ofUnits EachProgram
ParticipatingPHA1:				
ParticipatingPHA2:				
ParticipatingPHA3:				

PHAPlanContactInformation:

Name: DianeCrosley

Phone: 402-857-3411

TDD: 402-857-3413

Email(ifavailable): niobraraha@gpcom.net

PublicAccess to Information

Informationregardinganyactivitiesoutlinedinthisplan canbeobtainedbycontacting:

(selectallthatapply)

PHA'smainadministrativeoffice

PHA'sdevelopmentmanagementoffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlanrevisedpoliciesorprogramchanges(includingattachments)areavailablefor publicreviewandinspection. Yes No.

Ifyes,selectallthatapply:

MainadministrativeofficeofthePHA

PHAdevelopmentmanagementoffices

Mainadministrativeofficeofthelocal,countyorStategovernment

Publiclibrary PHAwebsite Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

MainbusinessofficeofthePHA

PHAdevelopmentmanagementoffices

Other(listbelow)

StreamlinedAnnualPHAPlan
FiscalYear2004
[24CFRPart903.12(c)]

TableofContents

[24CFR903.7(r)]

ProvideatableofcontentsforthePlan ,includingapplicableadditionalrequirements,andalistofsupporting documentsavailableforpublicin spection.

A. PHAPLANCOMPONENTS

- 1.Site -BasedWaitingListPolicies
903.7(b)(2)PoliciesonEligibility,Selection,andAdmissions
- 2.CapitalImprovementNeeds
903.7(g)StatementofCapitalImprovementsNeeded
- 3.Section8(y)Homeownership
903.7(k)(1)(i)StatementofHomeownershipPrograms
- 4.Project -BasedVoucherPrograms
- 5.PHAStatementofConsistencywithConsolidatedPlan.CompleteonlyifPHAhas changedanypolicies,programs,orplancomponentsfromitslastAnnualPlan.
- 6.SupportingDocumentsAvailableforReview
- 7.CapitalFundProgramandCapitalFundProgramReplacementHousingFactor, AnnualStatement/PerformanceandEvaluationReport
- 8.CapitalFundProgram5 -YearActionPlan
- 9.AttachmentA:AnnualStatement/PerformanceandEvaluationReportCapitalFund ProgramandCapi talFundProgramReplacementHousingFactorParts I -III for FederalFYGrant2004

B. SEPARATEHARDCOPYSUBMISSIONSTOLOCALHUDFIELDOFFICE

FormHUD -50076,PHACertificationsofCompliancewiththePHAPlan s andRelatedRegulations : BoardResolutiontoAccompanytheStreamlinedAnnualPlan identifyingpoliciesorprogramsthePHA hasrevisedsincesubmissionofitslastAnnualPlan,andincludingCivilRightscertificationsand assurancesthechangedpolicieswerepresentedtotheResidentAdvisoryBoardforreviewandcomment, approvedbythePHAgoverningboard,andmadeavailableforreviewandinspectionatthePHA's principaloffice;
ForPHAsApplyingforFormulaCapitalFundProgram(CFP)Grants:
FormHUD -50070,CertificationforaDrug -FreeWorkplace;
FormHUD -50071,CertificationofPaymentstoInfluenceFederalTransactions ;and
FormSF -LLL&SF -LLLa, DisclosureofLobbyingActivities .

1. Site -Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24CFR Part 903.12(c), 903.7(b)(2)]

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

A. 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 B.

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 development 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 site -based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists -Coming Year

If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site -based waiting lists will the PHA operate in the coming year?
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 lists 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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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 plan 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. HOPEVI and Public Housing Development and Replacement Activities (Non - Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPEVI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPEVI revitalization grant(s):

HOPEVI Revitalization Grant Status

a.DevelopmentName:
b.DevelopmentNumber:
c.StatusofGrant: <input type="checkbox"/> RevitalizationPlanunderdevelopment <input type="checkbox"/> RevitalizationPlansubmitted,pendingapproval <input type="checkbox"/> RevitalizationPlanapproved <input type="checkbox"/> ActivitiespursuanttoanapprovedRevitalizationPlanunderway

3. Yes No: DoesthePHAexpecttoapplyforaHOP EVIR revitalizationgrantinthe Planyear?
Ifyes,listdevelopmentname(s)below:

4. Yes No: WillthePHAbeengaginginany mixed -financedevelopmentactivities forpublichousinginthePlanyear?Ifyes,li stdevelopmentSORactivities below:

5. Yes No:WillthePHAbeconductinganyotherpublichousingdevelopmentOR replacementactivitiesnotdiscussedintheCapitalFundProgramAnnual Statement?Ifyes,listde velopmentsORactivitiesbelow:

3.Section8TenantBasedAssistance --Section8(y)HomeownershipProgram
(ifapplicable)[24CFRPart903.12(c),903.7(k)(1)(i)]

1. Yes No: DoesthePHAplantoadministeraSection 8Homeownershipprogram pursuanttoSection8(y)oftheU.S.H.A.of1937,asimplementedby24 CFRpart982?(If“No”,skiptothenextcomponent;if“yes”,complete eachprogramdescriptionbelow(copyandcompletequestionsforeach programidentified.)

2.ProgramDescription:

a.SizeofProgram

Yes No: WillthePHAlimitthenumberoffamiliesparticipatingintheSection8 homeownershipoption?

Iftheanswertothequestionabovewasyes,whatisthemaximum number ofparticipantsthisfiscalyear ?

b.PHA establishedeligibilitycriteria

Yes No: WillthePHA’sprogramhaveeligibilitycriteriaforparticipationinits Section8HomeownershipOptionpr ograminadditiontoHUDcriteria? Ifyes,listcriteria:

c.WhatactionswillthePHAundertaketoinplementtheprogramthisyear(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):

- Establishing a minimum home owner down payment 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project -Based Voucher Program

Intent to Use Project -Based Assistance

Yes No: Does the PHA plan to "project -base" any tenant -based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. 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):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within ineligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

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

- The PHA has based its statement of need off families on its waiting lists 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)

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

6. Supporting Documents Available for Review for Streamlined 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certification 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 ;	5 Year and Annual Plans
X	PHA Certification of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan .	5 Year and standard Annual Plans
	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’ initiative to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs 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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over -Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest 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 -

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The 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 HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing 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 <input type="checkbox"/> Check here if included in Public Housing A&O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services 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). <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Pet Policy
X	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: NIOBRARA HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: NE26P077503 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	\$1,543	\$1,543	0	0
3	1408 Management Improvements				
4	1410 Administration	\$2,000	\$2,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,483	\$483	0	0
10	1460 Dwelling Structures	\$5,299	\$5,299	0	0
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$13,903	\$10,610	0	0
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)	\$24,228	\$19,935	0	0
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Sec. 504 compliance	0	0		
24	Amount of line 21 Related to Security –Soft Costs	0	0		
25	Amount of Line 21 Related to Sec. –Hard Costs	0	0		
26	Amt. of line 21 Related to Energy Consv. Measures	0	0		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Niobrara Housing Agency			Grant Type and Number Capital Fund Program Grant No: NE26P077503 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Niobrara Housing Agency/HA Wide	Operations	1406		\$1,543	\$1,543			Work to begin Fall of 2003
	Administration	1410		\$2,000	\$2,000			
	Site Improvement - Edge Walkways	1450		\$1,483	\$483			
	Dwelling Structures – Vanities & Toilet Toppers	1460		\$5,299	\$5,299			
	Non-Dwelling Equipment – Lawn Tractor w/ Attachments	1475		\$13,903	\$10,610			
	Total			\$24,228	\$19,935			

8.CapitalFundProgramFive -YearActionPlan

CapitalFundProgramFive -YearActionPlan					
PartI:Summary					
PHAName NIOBRARAHOUSINGAGENCY				<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo: 5	
Development Number/Name/ HA-Wide	Year1	WorkStatement forYear2	WorkStatement forYear3	WorkStatement forYear4	WorkStatement forYear5
		FFYGrant:2005 PHAFY:2005	FFYGrant:2006 PHAFY:2006	FFYGrant:2007 PHAFY:2007	FFYGrant:2008 PHAFY:2008
<i>NE077</i> NiobraraHousingAgency <i>HAWide</i>	Annual Statement	\$19,935	\$19,935	\$19,935	\$19,935
CFPFundsListed for5 -year planning		\$19,935	\$19,935	\$19,935	\$19,935
Replacement HousingFactor Funds		0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: NIOBRARA HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: NE26P077504 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<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
1	Total Non -CFP Funds				
2	1406 Operations	\$1,543		0	0
3	1408 Management Improvements				
4	1410 Administration	\$2,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$651		0	0
10	1460 Dwelling Structures	\$10,640		0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$5,101		0	0
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)	\$19,935		0	0
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Sec. 504 compliance	0			
24	Amount of line 21 Related to Security — Soft Costs	0			
25	Amount of Line 21 Related to Sec. — Hard Costs	0			

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

PHAName: Niobrara Housing Agency		Grant Type and Number Capital Fund Program Grant No: NE26P077504 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
Niobrara Housing Agency/HA Wide	Operations	1406		\$1,543				Work to begin
								Fall of 2004
	Administration	1410		\$2,000				
	Site Improvement - Fertilizer, Herbicide for Lawns	1450		\$651				
	Dwelling Structures - 20 Bdrm ceiling fans/Lights (\$4,740); 20 Outside Plug-ins (\$2,500); 20 Emergency Lights (\$3,400)	1460		\$10,640				
	Non-Dwelling Equipment - Community Bldg Water Softener (\$3,701); Coin Operated Dryers (\$1,400)	1475		\$5,101				
	Total			\$19,935				

