

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)

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 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.

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.

Streamlined Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Hall County Housing Authority

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Hall County Housing Authority

PHA Number: NE003

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2006

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units: 391
Number of S8 units: 413 Authorized

Number of S8 units:

Number of public housing units:

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:				

PHA Plan Contact Information:

Name: Rick Ruzicka
TDD: 308-385-5664

Phone: (308) 385-5530
Email (if available): hcha@charterinternet.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

X PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. X Yes No.

If yes, select all that apply:

X Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

X Main business office of the PHA PHA development management offices

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 20
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

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5	2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed
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7	4. Project-Based Voucher Programs
7	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

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

[24 CFR 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. No

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:

B. 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 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 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)

2. Capital Improvement Needs

[24 CFR 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 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: 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. Yes No: Has the PHA received a HOPE VI 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 HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes X No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes X 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:
5. Yes X 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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:

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):

- 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.
- 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 eligible census tracts):

5. 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) 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) State of Nebraska

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families 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) N/A

OTHER

The Hall County Housing Authority may submit an application for the disposition of property located on the northwest corner of Baumann Drive and Boggs Street. The decision to dispose of this property is pending but if so approved, an application will be sent to the Department of Housing & Urban Development.

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
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	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’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	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
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
	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
	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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	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
	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
	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
	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
X	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
	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) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
	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
X	Other supporting documents (optional) HCHA Tenant Pricing List	Streamlined Plan
	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					
PHA Name: Hall County Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P00350106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<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				
3	1408 Management Improvements	47,000			
4	1410 Administration	50,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	353,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
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	500,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	2,500			
24	Amount of line 21 Related to Security – Soft Costs	47,000			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	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								
PHA Name: Hall County Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	Administration	1410		50,000				
	G.I.P.D.	1408		47,000				
	Fees & Costs	1430		5,000				
	Concrete	1450		5,000				
	Occupied Carpet Repl.	1460		5,000				
	Occupied Painting	1460		4,000				
	Snow Blower	1475		20,000				
001	Interior Remodel	1460		35,000				
	Carpet / Flooring	1460		3,000				
	Plumbing	1460		3,000				
002	Asbestos Removal	1460		7,500				
	Refrigerator Repl.	1460		20,000				
	Interior Remodel	1460		35,000				
	Boiler	1460		2,500				
	Elevator Improvements	1460	2	100,000				
002	Carpet / Flooring	1460		5,000				

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								
PHA Name: Hall County Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
002/003	Feasibility Study	1430		15,000				
003	Asbestos	1460		7,500				
	Refrigerator Repl.	1460		35,000				
	Carpet / Flooring	1460		5,000				
	Boiler	1460		7,500				
	Elevator	1460		2,500				
	Community Space Imp.	1460		20,000				
	Plumbing	1460		2,500				
005	Carpet / Flooring	1460		5,000				
	Plumbing	1460		2,500				
	Bathroom Remodel	1460		5,000				
006	Landscaping	1450		5,000				
006	Carpet / Flooring	1460		5,000				
	Interior Remodel	1460	1	10,000				
	Plumbing	1460		2,500				

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 III: Implementation Schedule**

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program No: NE26P00350106 Replacement Housing Factor No:					Federal FY of Grant: 2006
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	
001	6/30/08			6/30/10			
002	6/30/08			6/30/10			
003	6/30/08			6/30/10			
005	6/30/08			6/30/10			
006	6/30/08			6/30/10			
007	6/30/08			6/30/10			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Hall County Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007-2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008-2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009-2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010- 2011
HA Wide	Annual Statement	\$237,000	\$300,000	\$230,000	\$260,000
001		\$43,500	\$20,000	\$33,333	\$30,000
002		\$66,000	\$52,500	\$48,334	\$150,000
003		\$93,500	\$62,500	\$148,333	\$50,000
005		\$20,000	\$25,000	\$0	\$10,000
006		\$20,000	\$20,000	\$12,500	\$0
007		\$20,000	\$20,000	\$27,500	\$0
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007-2008			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008-2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Administration	50,000	HA Wide	Administration	50,000
Annual	“	Fees / Costs	5,000	“	Fees / Costs	5,000
Statement	“	Police	47,000	“	Police	50,000
	“	Admin. Office	75,000	“	Concrete	10,000
	“	Plumbing	20,000	“	Structural Study	100,000
	“	Flooring	30,000	“	Plumbing	20,000
	“	Electrical	10,000	“	Flooring	30,000
	001/002	Cabinets	40,000	“	Electrical	10,000
	001/002/003	Toilet Repl.	10,000	“	Faucet / Vanity	25,000
	“	Refrig. Repl.	23,000	001/002	Cabinets	40,000
	001/003	Vanity Repl.	25,000	002/003	Asbestos Remov.	20,000
	002/003	Elevator	15,000	“	Elevator	35,000
	“	Boiler	15,000	“	Boiler	10,000
	“	Mailbox	20,000	003	Baseboard Cover	30,000
	“	Asbestos Remov.	20,000	005	Roof Repl.	25,000
	003	Pressure Pump	35,000	006/007	Interior Remod.	40,000
	005	Comm. Rm. Impr.	20,000			
	006/007	Interior Remod.	40,000			
	Total CFP Estimated Cost		\$500,000			\$500,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009-2010			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010-2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Administration	50,000	HA Wide	Administration	50,000
“	Fees / Costs	5,000	“	Fees / Costs	5,000
“	Police	50,000	“	Police	50,000
“	Plumbing	20,000	“	Vehicle	15,000
“	Flooring	25,000	“	Painting Occ.	25,000
“	Electrical	5,000	“	Carpet Replac.	40,000
“	Sec. Cam. / DVR	20,000	“	Plumbing	20,000
“	Parking Lot	30,000	“	Flooring	25,000
“	Parking Lot Maint.	25,000	“	Electrical	5,000
001/002/003	A/C	100,000	“	Door Repl.	10,000
002/003	Asbestos Remov.	20,000	“	Ptg. / Sdg. Ext.	15,000
“	Boiler	5,000	001/002/003	Cabinet Repl.	90,000
“	Elevator	5,000	002	Windows	100,000
003	Windows	100,000	002/003	Boiler	10,000
006/007	Inter. Remodel	25,000	“	Elevator	10,000
007	Garage Maint.	15,000	“	Asbestos	20,000
			005	Comm. Rm.	10,000
Total CFP Estimated Cost		\$500,000			\$500,000

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 I: Summary					
PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 04
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/05 <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	\$50,000.00	\$50,000.00	50,000	35,250
4	1410 Administration	\$51,906.00	\$52,150.00	52,150	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00	\$10,000.00	3,515	3,515
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00	\$30,000.00	0	0
10	1460 Dwelling Structures	\$203,158.00	\$205,354.00	81,516.51	27,101.9
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$129,500.00	\$129,500.00	47,007.05	25,399.9
13	1475 Nondwelling Equipment	\$44,500.00	\$44,500.00	393.76	393.76
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)	\$519,064.00	\$521,504.00	234,582.32	91,660.56
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$20,000.00	\$20,000.00	8713.52	8713.52
24	Amount of line 21 Related to Security – Soft Costs	\$50,000.00	\$50,000.00	50,000	35,250
25	Amount of Line 21 Related to Security – Hard Costs	\$18,500.00	\$18,500.00	393.76	393.76
26	Amount of line 21 Related to Energy Conservation Measures	\$22,500.00	\$22,500.00	0	0

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: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350104 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	
HA Wide	Administration	1410		51,906	52,150	52,150		
	Fees & Costs	1430		10,000		3,515	3,515	
	G.I.P.D. Officer	1408		50,000		50,000	35,250	
	Lighting	1470		5,000		1,137.15	1,137.15	
	Concrete	1450		5,000				
	Handicap door opener	1470		5,000		8,713.52	8,713.52	
	Occupied Carpet Replacement	1460		10,000				
001	Carpet & Tile	1460		3,000		667.91	667.91	
	Plumbing / Toilets	1460		3,000		2,392.84	2,392.84	
	Water Heaters	1460		2,000				
	Attic Insulation	1460		7,500				
	Cabinet Replacement	1460		10,000				
002	Retaining Wall (Trash)	1470		5,000				
	Carpet & Tile	1460		5,000		1,746.09	793.74	
	Plumbing	1460		35,000		79.20	0	
	Elevator	1460		2,500				
	Boiler	1460		2,500				
	Community Room Upgrade	1470		10,000		40,109.33	16,367.54	
	Door Replacement	1470		5,000				
	Digital Video Recorder	1470		5,000				

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: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350104 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	
	Handicap Door opener	1470		2,500				
003	Carpet & Tile	1460		5,000		4,100.20	2,717.02	
	Plumbing	1460		5,000	\$7,196			
	Elevator	1460		2,500		7,041.67	7,041.67	
	Boiler	1460		2,500				
	Tile	1470		10,000				
	Digital Video Recorder	1470		5,000				
	Retaining Wall (Trash)	1470		5,000				
	Pressure Pump	1470		30,000				
005	Roof Repair	1460		20,000		45,133.00		
	Security Equipment	1475		2,500		393.76	393.76	
	Laundry Room Flooring	1470		10,000				
	Retaining Wall (Trash)	1470		7,500				
	Painting	1470		2,000				
	Plumbing	1460		5,000		551.43	271.43	
	Carpet / Tile	1460		5,000		7,567.83	4,866.03	
	Handicap Door Opener	1470		12,500				
	Furnace / Air (Common Areas)	1475		35,000				
	Water Heater	1475		7,000				
	Water Heaters	1460		3,000		1,014.36	1,014.36	
	Drainage Problem	1450		15,000				
	Paint / Carpet Common Hallway	1470		10,000				
	Bathroom Remodel	1460		5,000				

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: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350104 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	
	Door Replacement	1460		2,500				
006	Landscaping	1450		10,000				
	Plumbing	1460		5,000		3,493.50	3,493.50	
	Carpet / Tile	1460		2,500		1,750.44		
	Roof Repair	1460		10,000		2,540.00	2,540.00	
	Attic Insulation	1460	12-15	15,000				
	Interior Modernization	1460		10,000				
	Exterior Modernization	1460		13,658				
007	Carpet / Tile	1460		5,000		485.09	485.09	
	Interior Modernization	1460		5,000				
	Peep Holes	1460		1,000				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: : NE26P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 05
<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	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	\$37,500	37,500	33,212.29	
4	1410 Administration	\$46,683	52,566	52,566	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,500	7,500		
8	1440 Site Acquisition				
9	1450 Site Improvement		10,000		
10	1460 Dwelling Structures	\$180,151	180,151	5,321.71	5,321.71
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000	15,000		
12	1470 Nondwelling Structures	\$180,000	222,952		
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)	\$466,834	525,669	91,100	5,321.71
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	37,500	37,500	33,212.29	
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No:NE26P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	Administration	1410		46,683	52,566	52,566		
	G.I.P.D.	1408		37,500		33,212.29		
	Fees & Costs	1430		7,500				
	Lighting Int. / Ext.	1470		15,000				
	Sign Replacement	1450			10,000			
001	Interior Remodel	1460		20,000				
	Refrigerator Replacement	1465.1		15,000				
	Plumbing	1460		2,500				
	Plumbing	1470		5,000	0			
	Flooring	1460		2,000				
	Plumbing	1450			5,321.71	5,321.71	5,321.71	
002	Elevator	1460		2,500				
	Boiler	1460		2,500				
	Cabinet Replacement	1460		12,500				
	Shower Floors	1460		15,000				
	Asbestos Removal	1460		4,000				
	Exhaust Fan Replacement	1460		15,000				
	Trash Compactor Doors	1470		7,500				
	Community Space Improvement	1470		10,000	40,000			
	Plumbing	1460		2,000				
	Baseboard Replacement	1460		10,000				
003	Elevator	1460		2,500				
	Boiler	1460		2,500				

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No:NE26P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
	Flooring	1470		50,000				
	Flooring	1460		2,500				
	Trash Compactor Doors	1460		10,000				
	Asbestos Removal	1460		4,000				
	Bathroom Remodel / Plumbing	1460		15,000				
005	Flooring	1460		5,000				
	Roof Replacement	1470		50,000	62,952			
	Community Space Improvement	1470		7,500				
	Plumbing	1460		4,000				
	Vanity Top Replacement	1460		10,000				
	Kitchen / Lav. Faucet Replacement	1460		10,151				
006	Int. / Ext. Remodel	1460		10,000				
	Flooring	1460		7,500				
	Plumbing	1460		3,000				
007	Drainage upgrade	1470		10,000				
	Replace Roofing	1470	3-6	25,000				
	Flooring	1460		3,000				
	Plumbing	1460		3,000				