

**PHA Plans**  
**Streamlined Annual**  
**Version 01**

**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 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.

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**Streamlined Annual PHA Plan**  
**for Fiscal Year: 2007**  
**PHA Name:**

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**CLARKSON HOUSING AUTHORITY**

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**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:** Clarkson Housing Authority

**PHA Number:** NE027

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2007

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units:  
Number of S8 units:

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units: 24

**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: Patricia Reick  
TDD: 402.892.3416

Phone: 402.892.3416  
Email (if available): czech@megavision.net

**Public Access to Information**

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

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.     Yes     No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library             PHA website             Other (list below)

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

Main business office of the PHA     PHA development management offices

Other (list below)

## Streamlined Annual PHA Plan

**Fiscal Year 2006**

[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

- |                                     |  |         |
|-------------------------------------|--|---------|
| <input checked="" type="checkbox"/> | 1. Site-Based Waiting List Policies  | Page 4  |
|                                     | <b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>  |         |
| <input checked="" type="checkbox"/> | 2. Capital Improvement Needs   | Page 5  |
|                                     | <b>903.7(g) Statement of Capital Improvements Needed</b>   |         |
| <input checked="" type="checkbox"/> | 3. Section 8(y) Homeownership  | Page 6  |
|                                     | <b>903.7(k)(1)(i) Statement of Homeownership Programs</b>  |         |
| <input checked="" type="checkbox"/> | 4. Project-Based Voucher Programs  | Page 7  |
| <input type="checkbox"/>            | 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. | Page 8  |
| <input checked="" type="checkbox"/> | 6. Supporting Documents Available for Review   | Page 9  |
| <input checked="" type="checkbox"/> | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report                                | Page 11 |
| <input checked="" type="checkbox"/> | 8. Capital Fund Program 5-Year Action Plan   | Page 29 |

#### 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. N/A

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. N/A

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):

<b>HOPE VI Revitalization Grant Status</b>	
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  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  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  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  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.

**No changes in program or policy**

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)  
Maintain affordable housing inventory in Nebraska.
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) maintain affordable housing inventory in rural Nebraska.

## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<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
<input type="checkbox"/>	<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
<input type="checkbox"/>	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
<input type="checkbox"/>	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
<input type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<input type="checkbox"/>	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
<input type="checkbox"/>	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	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
	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					
PHA Name: Coleridge Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: NE26P039501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<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: 9-30-06 <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	3,940	4,905	4,905	4905.00
3	1408 Management Improvements	1,000	1,000	1,000	1000.00
4	1410 Administration	1,975	1,460	1,460	0
5	1411 Audit	800	800	800	425.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	535	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	14,104	9,017	9,017	7,872.00
10	1460 Dwelling Structures	6,800	4,000	4,000	11,813.56
11	1465.1 Dwelling Equipment—Nonexpendable	7,000	7,000	7,000	757.50
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	450	450	450	424.23
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	37,569	29,167	29,167	27,192.72
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				

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

<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: Clarkson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P02703-01 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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	
NE027								
	Operation	1406		3,940	4,905	4,905	4,905.00	100%
	Management Improvements	1408		1,000	1,000	1,000	1,000.00	100%
	Administration	1410		1,975	1,460	1,460	0	
	Audit	1411		800	800	800	425.00	53%
	Fees & Costs	1430		1,500	535	535	0	
	Site Improvement • Landscaping trees and bushes • Tank and fencing • sprinklers	1450		14,104	9,017	9,017	7,872.00	87%
	Dwelling Structures • Begin replacing kitchen cabinets, sink, faucets • Begin carpet units	1460		6,800	4,000	4,000	11,813.56	100%
	Dwelling Equipment • Boilers	1465.1		7,000	7,000	7,000	757.50	11%
	Non-Dwelling Equipment • Office machine – fax, shredder • Community room equipment.	1475		450	450	450	424.23	94 %
	<b>TOTAL</b>			<b>37,569</b>	<b>29,167</b>	<b>29,167</b>	<b>27,192.72</b>	<b>93%</b>

**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: Clarkson Housing Authority			Grant Type and Number Capital Fund Program No: NE023P501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE027	9/16/05			9/16/06			

## 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: Clarkson Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: NE26P027502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-04 <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				
4	1410 Administration	616.00		616.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	2,921.96		2,921.96	0
10	1460 Dwelling Structures	1,612.04		1,612.04	1,612.04
11	1465.1 Dwelling Equipment—Nonexpendable	300.00		300.00	599.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	710.00		710.00	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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,160		6,160.00	2,211.04
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				

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

<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: Clarkson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P02703-02 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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	
NE027	Administration	1410		616.00		616.00	0	
	<u>Site Improvement:</u> Landscaping, trees, bushes.	1450		2,921.96		2,921.96	0	
	<u>Dwelling Structure:</u> Change door locks per REAC/HUD Inspection – health/safety	1460		1,612.04		1,612.04	1,612.04	100%
	<u>Dwelling Equipment:</u> Replace appliances	1465		300.00		300.00	599.00	100%
	<u>Non-Dwelling Equipment:</u> Office/community room equipment	1475		710.00		710.00	0	
	<b>TOTAL</b>			6,160		6,160	1,612.04	36%

**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: Clarkson Housing Authority			Grant Type and Number Capital Fund Program No: NE027P502-03 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE027	2-12-06			2-17-08			

## 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: <b>Clarkson Housing Authority</b>			Grant Type and Number CFP Capital Fund Program Grant No: NE26P027501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2004</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-04 <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	3,940	4,096	4,096	1,159.89
3	1408 Management Improvements	1,000	1,000	1,000	1,014.00
4	1410 Administration	1,975	2,000	2,000	0
5	1411 Audit	800	800	800	0
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	1,500	1,500	1,500	175.00
8	1440 Site Acquisition	0			
9	1450 Site Improvement	3,450	6,000	6,000	0
10	1460 Dwelling Structures	16,904	18,062	18,062	10,303.64
11	1465.1 Dwelling Equipment—Nonexpendable	8,000	7,500	7,500	1,886.72
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	37,569	40,958	40,958	14,539.25
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				

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

<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>Clarkson Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P027501-04 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 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	
NE027								
	Operation	1406		3,940	4,096	4,096	1,159.89	28%
	Management Improvements	1408		1,000	1,000	1,000	1,014.00	100%
	Administration	1410		1,975	2,000	2,000	0	0%
	Audit	1411		800	800	800	0	0%
	Feed & Costs	1430		1,500	1,500	1,500	175.00	11%
	Site Improvement: • Landscaping, trees and bushes • New Sign • Underground sprinkler lower level	1450		3,450	6,000	6,000	0	0%
	Dwelling Structure • Cont. unit upgrade -- replacement kitchen cabinets, sinks, faucets, . carpet in units, doors & Windows & locks	1460		16,904	18,062	18,062	10,303.64	57%
	<u>Dwelling Equipment</u> Boilers and Water Heaters	1465		8,000	7,500	7,500	1,886.72	25%
	<b>TOTAL</b>			37,569	40,958	40,958	14,539.25	35%

**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: Clarkson Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: NE26P0027501-04 Replacement Housing Factor No:			<b>Federal FY of Grant: 2004</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	
NE027	9-13-2006			8-13-2008			

## 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 Clarkson Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: NE26P027501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 05) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-06 <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	1,000	1,000	0	0
3	1408 Management Improvements	1,000	1,000	0	0
4	1410 Administration	2,800	2,800	0	0
5	1411 Audit	800	800	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	1,500	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000	3,500	0	0
10	1460 Dwelling Structures	13,617	13,951	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	5,500	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	450	600	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)	29,167	30,651	0	0
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				

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

<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 Clarkson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P027501-05 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005</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	
NE027	Operations	1406		1,000	1,000	0	0	0
	Management Improvements	1408		1,000	1,000	0	0	0
	Administration	1410		2,800	2,800	0	0	0
	Audit	1411		800	800			
	Fees & Costs	1430		1,500	1,500			
	<u>Site Improvement</u> Sidewalks, parking	1450		3,000	3,500			
	<u>Dwelling Structures</u> Cont' unit upgrade: refurbishing kitchens and re-carpet units	1460		13,617	13,951	0	0	0
	<u>Dwelling Equipment</u> Boilers & water heaters	1465.1		5,000	5,500	0	0	0
	<u>Non Dwelling Equipment</u> Community room	1475		450	600	0	0	0
	<b>TOTAL</b>			<b>29,167</b>	<b>30,651</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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: Clarkson Housing Authority			Grant Type and Number Capital Fund Program No: NE26P027501-05 Replacement Housing Factor No:			Federal FY of Grant: 2005	
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	
NE027	86-17-07			8-17-09			

## 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 Clarkson Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: NE26P027501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 06) <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	1,000	500		
3	1408 Management Improvements	1,000	1,000		
4	1410 Administration	2,800	2,200		
5	1411 Audit	800	800		
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	1,000	750		
8	1440 Site Acquisition	0			
9	1450 Site Improvement	7,000	6,000		
10	1460 Dwelling Structures	14,358	9,000		
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	7,490		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	1,000	1,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	40,958	28,740		
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				

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

<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 Clarkson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P027501-06 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	
NE027	Operations	1406		1,000	500			
	Management Improvements	1408		1,000	1,000			
	Administration	1410		2,800	2,200			
	Audit	1411		800	800			
	Fees & Costs	1430		1,000	750			
	<u>Site Improvement</u> Landscaping – trees, plants, shrubs	1450		7,000	6,000			
	<u>Dwelling Structures</u> Begin replacing walls, shower etc. in 1 BR units; replace sink in all bathrooms with vanities.	1460		14,358	9,000			
	<u>Dwelling Equipment</u> Boilers & water heaters	1465.1		12,000	7,490			
	<u>Non Dwelling Equipment</u> Community room; new stoves and refrigerators	1475		1,000	1,000			
<b>TOTAL</b>				40,958	28,740			

**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: Clarkson Housing Authority			Grant Type and Number Capital Fund Program No: NE26P027501-06 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	
NE027	7-17-08			7-17-10			

## 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 Clarkson Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: NE26P027501-0 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 06) <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	500	750		
3	1408 Management Improvements	1,000	750		
4	1410 Administration	2,200	2,200		
5	1411 Audit	800	800		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	750	500		
8	1440 Site Acquisition				
9	1450 Site Improvement	6,000	6,000		
10	1460 Dwelling Structures	9,000	13,240		
11	1465.1 Dwelling Equipment—Nonexpendable	7,490	2,000		
12	1470 Nondwelling Structures	0	1,000		
13	1475 Nondwelling Equipment	1,000	1,500		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	28,740	28,740		
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				

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

<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 Clarkson Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P027501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
NE027	Operations	1406		500	750			
	Management Improvements	1408		1,000	750			
	Administration	1410		2,200	2,200			
	Audit	1411		800	800			
	Fees & Costs	1430		750	500			
	<u>Site Improvement</u>	1450						
	Landscaping – trees, plants, shrubs			6,000	6,000			
	<u>Dwelling Structures</u>	1460						
	Begin replacing walls, shower etc. in 1 BR units; replace sink in all bathrooms with vanities.			9,000	13,240			
	<u>Dwelling Equipment</u>	1465.1						
	Boilers & water heaters			7,490	2,000			
	<u>Non Dwelling Structures</u>	1470						
	Shingle maintenance			0	1,000			
	<u>Non Dwelling Equipment</u>	1475						
	Community room; new stoves and refrigerators			1,000	1,500			
	TOTAL			28,740	28,740			

**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: Clarkson Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: NE26P027501- Replacement Housing Factor No:			<b>Federal FY of Grant: 2007</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	
NE027							

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

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part I: Summary</b>									
PHA Name: Clarkson Housing Authority					<input type="checkbox"/> <b>Original 5-Year Plan</b> <input checked="" type="checkbox"/> <b>Revision No: 07</b>				
Development Number / Name/HA-Wide	Year 1 & 2	Work Statement for Year 8 FFY Grant: 2008 PHA FY: 1/2008		Work Statement for Year 9 FFY Grant: 2009 PHA FY: 1/2009		Work Statement for Year 10 FFY Grant: 2010 PHA FY: 1/2010		Work Statement for Year 11 FFY Grant: 2011 PHA FY: 1/2011	
NE027	Annual Statement								
		Operations	750	Operations	750	Operations	750	Operations	750
		Management Imp.	750	Management Imp.	750	Management Imp.	750	Management Imp.	750
		Administration	2200	Administration	2200	Administration	2200	Administration	2200
		Audit	800	Audit	800	Audit	800	Audit	800
		Fees & Costs	500	Fees & Costs	500	Fees & Costs	500	Fees & Costs	500
		Site Improv.	4000	Site Improv.	11000	Site Improv.	2000	Site Imprv.	8000
		Dwelling Structures	12860	Dwelling Structures	4740	Dwelling Structures	10506	Dwelling Structures	5650
		Dwelling Equipment	4380	Dwelling Equipment	2500	Dwelling Equipment	6734	Dwelling Equipment	4090
		Non-Dwelling Structure	1000	Non-Dwelling Structure	4000	Non-Dwelling Structure	3000	Non-Dwelling Structure	750
		Non-Dwelling Equipment	1500	Non-Dwelling Equipment	1500	Non-Dwelling Equipment	1500	Non-Dwelling Equipment	5250
								0	
<b>Total CFP Funds (Est.)</b>		<b>28,740</b>		<b>28,740</b>		<b>28,740</b>		<b>28,740</b>	
Total Replacement Housing Factor Funds		0		0		0		0	

## 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: 2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Clarkson NE027			NE027		
Annual		Operations	750		Operations	750
Statement		Management Improvements	750		Management Improvements	750
		Administration	2200		Administration	2200
		Audit	800		Audit	800
		Fees & Costs	500		Fees & Costs	500
		<u>Site Improvement</u> Landscaping	4000		<u>Site Improvement</u> Landscaping	11000
		<u>Dwelling Structures</u> Begin replacing windows in units; Cont' unit upgrade: refurbishing kitchens and re-carpet bathrooms	12860		<u>Dwelling Structures</u> Continue windows in units, refurbishing kitchens and bathrooms; begin replacing interior/exterior doors	4740
		<u>Dwelling Equipment</u> Cont' appliances replace	4380		<u>Dwelling Equipment</u> Cont' appliances replace, water heater and boiler	2500
		<u>Non Dwelling Structure</u> Shingle maintenance	1000		<u>Non Dwelling Structure</u> Replace lights in community room; carpet/vinyl in community room and office.	4000
		<u>Non Dwelling Equipment</u> Office chair, computer desk, upgrade copier, fax machine and computer.	1500		<u>Non Dwelling Equipment</u> Replace old patio furniture for tenants.	1500
Total CFP Estimated Cost			28740			28740

## 8. 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: 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 2011		
<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>
<i>NE027</i>			<i>NE027</i>		
	Operations	750		Operations	750
	Management Improvements	750		Management Improvements	750
	Administration	2200		Administration	2200
	Audit	800		Audit	800
	Fees & Costs	500		Fees & Costs	500
	<u>Site Improvement</u> Remove dying trees and replace landscaping.	2000		<u>Site Improvement</u> Repair retaining wall, fence.	8000
	<u>Dwelling Structures</u> Cont' replacing windows, continue replacing interior/exterior doors; begin installing handrails in elderly unit bathroom.	10506		<u>Dwelling Structures</u> Continue unit upgrade: Shower repairs, install vanities, replace kitchen counters and sinks, begin siding on elderly units.	5650
	<u>Dwelling Equipment</u> Cont' replacing appliances, water heater and boilers	6734		<u>Dwelling Equipment</u> Cont' replacing appliances.	4090
	<u>Non Dwelling Structure</u> Carpet office; replace countertop	3000		<u>Non Dwelling Structure</u> Begin replace windows.	750
	<u>Non Dwelling Equipment</u> Replace vacuum; replace carpet cleaning machine.	1500		<u>Non Dwelling Equipment</u> Generator for boiler; upgrade lawn mower and snow blower.	5250
Total CFP Estimated Cost		28740			28740