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 to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual Plan for Fiscal Year 2008

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

Streamlined Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.12(b)]
Agency Identification

PHA Name: FREMONT HOUSING AUTHORITY **PHA Number:** NE100

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**

Number of public housing units: 249 Number of S8 units: Number of public housing units:
Number of S8 units:133

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

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

Public Access to Information

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

☒ Main administrative office of the PHA
2510 N Clarkson
Fremont, NE 68025
(402) 727-4848

☐ PHA development management offices

☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
2510 N Clarkson, Fremont, NE 68025

☒ PHA development management offices
2600 N Clarkson Fremont, NE 68025

☐ PHA local offices

☐ Main administrative office of the local government

☐ Main administrative office of the County government

☐ Main administrative office of the State government

☐ Public library

☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA
☒ PHA development management offices
☐ Other (list below)

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	Required Certifications	**Attachment (ne100i01**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, **50076**

☒ *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual*, *Standard Five-Year*, *and Streamlined Five-Year/Annual Plans*;

☒ *Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan*.

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

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

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

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

Executive Summary (optional)

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

The Fremont Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following Mission Statement to guide the activities of the Fremont Housing Authority**:**

Mission Statement:

The Mission of the Fremont Housing Authority is to assist families with safe, decent and affordable housing opportunities as they work toward self-sufficiency and improving the quality of their lives; to operate in an efficient, ethical and professional manner; and to create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission

We have also adopted, for the next five years, the goals and objectives found in B of the 5 Year Plan.

Our annual plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Maintaining High Performer status in PHAS – Score 92
- Improve customer satisfaction
- Expand Elderly housing by designating one building – ***Accomplished in Fall of 2004***
- **Remodel the Stanton Tower Kitchen and Dining Room** for the meal service program. ***Accomplished winter of 2007***.
- **Create a Food Service Program** to provide 1 balanced hot meal per day to residents. ***Accomplished January 2008***
- **Apply for a ROSS grant** to create the position of a Service Coordinator to provide support services to the aging population and disabled residents in Gifford and Stanton Tower. The meal service program, transportation, housekeeping, personal care and social and wellness activities will be targeted to the elderly to allow them to age in place but will also be available to assist non-elderly disabled residents.
- Increasing an atmosphere of security in the developments
- Maintaining low crime rate around developments
- Remodeling units in an effort to improve marketability by combining 1 bedroom units into 2 bedroom units for couples and small families.
- Modify 1 bedroom units in Gifford Tower by combining units for larger, fully handicapped accessible units- ***Accomplished in 2006 & 2007***.

- Maintain the properties of the Fremont Housing Authority through Capital Fund modernization and rehabilitation. **New windows for Stanton Tower are planned for 2008**. **The contract has been awarded and project completion estimated October 2008.**
- Continue to make Handicapped Accessible improvements in the areas of widened and automatic doorways and to respond to the need for other Reasonable Accommodations.
- **Enter into an Energy Performance Contract** with an Energy Service Company for water, gas and electrical conservation through methods of updating to energy efficient water, electrical, heating, air conditioning, and lighting systems.
- Improve vacant unit turnaround and lease up times
- Enhance the image of the Fremont Housing Authority through the media and community outreach, production of a marketing video for fairs and expos.
- Utilize the Fremont Housing Authority Affordable Fair Housing Marketing Plan as a planning and marketing tool for community outreach and equal opportunity goals.
- **Purchase property for the purpose of constructing a 3 door garage and storage shed on PH property. (2008)** The construction of the shed will provide an area where vehicles, grounds keeping equipment, and inventory can be stored.
-

In summary, we are on course to improve the condition of affordable housing in Fremont, NE.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	12		64
Extremely low income <=30% AMI	10	84	
Very low income (>30% but <=50% AMI)	2	16	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	1	9	
Families with Disabilities	3	25	
Family/no children	8	66	

Housing Needs of Families on the PHA's Waiting Lists			
Race/ethnicity - white	12	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR- ***99% of inventory*** offer	11	100	
2 BR – 2 handicapped units	1		
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			
Housing Needs of Families on the PHA's Waiting Lists			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	55		35
Extremely low income <=30% AMI	39	71	
Very low income (>30% but <=50% AMI)	13	23	
Low income (>50% but <80% AMI)	3	6	
Families with children	43	79	
Elderly families	4	7	
Families with Disabilities	8	14	
Family/no children			
Race/Ethnicity - Black	0	0	
Race/Ethnicity - Indian	1	.01	
Race/ethnicity - white	54	.99	
Characteristics by Bedroom Size (Public Housing Only)			
1BR-	26		
2 BR	22		
3 BR	6		
4 BR	1		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type								
Family Type	Overall	Housing Needs	Afford ability	Supply	Quality	Access-ibility	Size	Location
Total Households	10,279							
Income <= 30% of AMI	1007	789	5	4	3	2	2	1
Income >30% but <=50% of AMI	1207	741	5	4	3	2	2	1
Income >50% but <80% of AMI	1285	618	4	4	3	2	2	1
Low to Moderate Households	3499	2148						
Elderly	2853	491	4	4	3	4	2	1
Families with Disabilities	334	67						
Race/Ethnicity	NA	NA						

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☐ American Housing Survey data
Indicate year:
☒ Other housing market study – **Greater Fremont Nebraska Housing Study**
Indicate year: 2005
☒ Other sources: (list and indicate year of information) 2000 Census Data – SF1

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units

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

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☒ Apply for additional section 8 units should they become available
☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☒ Other: (list below)
Expand our Section 8 Housing Voucher Program into smaller surrounding communities that do not have programs in their jurisdiction. (Added two communities in 2006 & 2007).

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

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

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

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

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

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

Need: Specific Family Types: The Elderly

Goals:

1. 2004 - Designated one tower (120 units) to strictly Elderly or Elderly with handicap (62 and over) living units and modernizing the community kitchen to a food service kitchen (2007) with implementation of a congregate dining room and social activities center (2007), with the stipulation that residents from both towers are welcome to use the food service program. Program established January 2, 2008.
2. Maintain Gifford Tower (129 units) for elderly, near elderly, disabled, handicapped, and small family.

Objectives:

1. 2004 Application approved by HUD's Special Application Center for strictly Elderly designation of Stanton Tower, 2600 N Clarkson, Fremont, NE per Notice 97-12 and 24 CFR 945 regulations.
2. To create a warm, stable social environment for the elderly, free from the disruptions of younger generational lifestyles, thereby providing a secure haven for their retirement years.
3. To enhance a healthy lifestyle by providing the following support services:
    a. Congregate Dining facility for meals
    b. Health and Wellness sessions
    c. Social activities

Strategy 1: Target available assistance to the elderly:

Select all that apply

☐ Seek designation of public housing for the elderly – **Accomplished in 2004**
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

☐ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing – *merged units in 2006 & 2007 to create fully handicapped accessible units for wheelchair bound individuals. Continue to renovate for Handicapped Accessibility and reasonable accommodation.*
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities

☐ Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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

☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☒ Other: (list below)

Support the National and State Mental Health Reform Plan enacted by providing available housing units to eligible persons with mental health issues and working cooperatively with partnering organizations to advance affordable housing for elderly persons and families in need of transitional housing and/or housing for clients affected by national and state mental health reforms.

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2008 grant)**		
a) Public Housing Operating Fund	384,793	
b) Public Housing Capital Fund –***2008***	337,509	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (w/Admin Fee) – est. *2008*	539,634	
f) Resident Opportunity and Self-Sufficiency Grants (est. Public Housing 2008 application)	240,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP NE26P50106 balance as of 3/31/2008	181,324	
CFP NE26P50107 balance as of 3/31/2008	295,524	
3. Public Housing Dwelling Rental Income		
Projected 2008	621,060	
4. Other income (list below**) Projected 2008**		
Laundry, Rooftop Antenna, Excess Utility, CFP	84,060	
Interest	41,980	
4. Non-federal sources (list below)		
Affordable Hsg- LIHTC Management Fee	15,000	
Afford. Hsg. Incentive Management Fee **	20,000	
*****Not guaranteed every year***		
Total resources	**$2,760,884**	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe)
When family's name comes to top of the waitlist according to date and time or selected to fulfill income targeting percentages.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
☒ Criminal or Drug-related activity
☒ Rental history – Landlord reference
☒ Housekeeping
☒ Other (describe) – Credit History

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
☐ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☒ Other (describe) *One combined waiting list for both Gifford and Stanton Towers*

b. Where may interested persons apply for admission to public housing?
☒ PHA main administrative office
2510 N Clarkson Fremont, NE 68025 –Public Housing and Affordable Housing
☒ PHA development site management office
2600 N Clarkson, Fremont, NE 68025 – Section 8 Waitlist & Affordable Housing
☐ Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? ***No***
If yes, complete the following table; if not skip to d.

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

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

d. Site-Based Waiting Lists – coming year

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

(3) Assignment

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

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   ☐ PHA main administrative office
   ☐ All PHA development management offices
   ☐ Management offices at developments with site-based waiting lists
   ☐ At the development to which they would like to apply
   ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☒ One
☐ Two
☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

(5) Occupancy)

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

Former Federal preferences:

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☐ Homelessness

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

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

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

1 Date and Time
1 Income Targeting to meet Federal Requirement
2 Elderly or Disabled Handicapped – 10 points
2 Handicapped or Disabled – 10 points
3 Near "Elderly – 5 points

Former Federal preferences:
3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) – 5 points
3 Victims of domestic violence – 5 points
Substandard housing
Homelessness
High rent burden

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

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

targeting requirements

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)
PHA Handbook, Occupancy Rules and Regulations, other policies, such as Rent Collection, Pet Policy, Community Service, EIV, VAWA, Grievance, Transfer

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

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

(1) Eligibility

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

☐ Criminal or drug-related activity only to the extent required by law or regulation

☒ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors):
☐ Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☐ Criminal or drug-related activity
☒ Other (describe below)
N/A

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☐ PHA main administrative office
☒ Other (list below)
Fremont Housing Authority, 2600 N Clarkson, Fremont, NE 68025 - Section 8 office

(3) Search Time

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

If yes, state circumstances below:
A voucher will be issued to applicants for a 60 day search period. The search efforts must be recorded by date, time and place and submitted to the Section 8 Coordinator if the applicant fails to find a unit in the 60 day time period. Voucher extensions may then be given in 30 day increments for hard to house or extenuating circumstances beyond the control of the applicant. Vouchers will only be extended beyond the 60 day search period under the following circumstances prior to the expiration date.
1. If the family can verify extenuating circumstances, the family is a hard to house family and they can clearly demonstrate they have made every effort to secure a suitable unit.

2. The family has not refused a suitable unit without good cause.
3. There is a possibility that an extension will result in an approved lease and the execution of a Housing Assistance Payment Contract.
4. When a voucher has expired and the extension is denied, the family will be put in an inactive file and they will be required to reapply for assistance.
5. All vouchers will be extended and reissued at 30 days intervals as well as for portable which will be reissued at 30 day intervals to a maximum of 120 days in both instances. The days will be counted from the first day the voucher was issued.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

(5) Special purpose section 8 assistance programs)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space

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

1 Date and Time
1 Income Targeting requirements
2 Living and Working in the jurisdiction for more than 1 year.
1 Working families and those unable to work because of age or disability

Former Federal preferences:
2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
2 Victims of domestic violence

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan **including Violence Against Women Act revisions**
☒ Briefing sessions and written materials

☐ Other (list below)

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

☐ Through published notices

☒ Other (list below)

NA

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

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

b. Minimum Rent

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

☐ $0

☐ $1-$25

☒ $26-$50

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

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

Admissions and Continued Occupancy Policy

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which

these will be used below:

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

☐ For the earned income of a previously unemployed household member
☒ For increases or decreases in earned income that amount to more than $100 a month or $1200 per year.
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

N/A

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income decrease or increase above a threshold amount or percentage: (if selected, specify threshold) **$100 per month or $1200 per year.**
☐ Other (list below)

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

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
☒ The section 8 rent reasonableness study of comparable housing
Flat Rent Policy: The Public Housing Flat Rents for one and two bedroom units set by Fremont Housing Authority will be determined by the Fair Market Rents published annually by HUD. Fremont Housing Authority will base the Flat Rent on the current Payment Standards adopted by the Board of Commissioners, which is determined annually by setting the Payment Standards at a percentage of the Fair Market Rents for Fremont, Dodge County, Nebraska.
Currently the Payment Standards are set at 90% of the FMR, adjusted accordingly to accommodate for Rent Reasonableness comparisons in and including surrounding areas of Fremont, Nebraska.
Note ***Flat Rents $479 for a one bedroom unit and $629 for a two bedroom unit. This price includes all utilities and full maintenance upkeep.*
☒ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies**.**

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

☒ **At or above9 0% but below 110% of FMR as approved by HUD**
☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ The PHA has chosen to serve additional families by lowering the payment standard
☒ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-$50

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

5. Capital Improvement Needs

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

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

Component 6.

A. Capital Fund Activities

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

(1) Capital Fund Program

a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

6. Demolition and Disposition

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

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

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

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

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

[24 CFR Part 903.12(b), 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 below:

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

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

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

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(*Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2009-2012.*

Fremont Housing Authority has a record of obligating and expending all capital fund grants in a timely manner and according to procurement policy. A majority of items listed in the 5 year plan from 2000 through 2007 have been accomplished with the help of Capital Funding. CFP grants from 2000 through 2005, including bonuses, have been closed and audited or filed for audit with the HUD field office. Refer to the projects listed in the progressive Capital Funds Tables included as Attachments B, C, D, for ongoing modernization projects and asset maintenance. Grants from FY 2006 and 2007 are well on track with projects either completed or in progress:

Completed:	**Continuing**:
Gifford Tower Window replacement	Replacement flooring in resident units
Energy Study	Paint of hallways and units,
New appliances-stove/refrigerator-cont'd annually	Concrete replacement –patio area & sidewalk
Boilers – Stanton Tower (4 replaced with 2)	Refinish/Replace unit entry doors & Interior doors
Beauty Shop/Laundry renovated	Office Equipment upgrades
New Conference Room remodeled	Appliances –inventoried and updated annually
New washers/dryers for Laundries	Major Mechanical System upgrades -
Sun block blinds – entry ways & community rooms both towers	New Heavy Duty truck & blade to move snow in parking lots
Window treatments Gifford Community Room	New Handicapped Accessible sliding doors for entrances to replace swing type doors.
New floral bed/landscaping	New Rooftop for Stanton Tower
Lobby Furniture 11 floors – Gifford Tower	New Key entry system
New Bulletin boards and Directional signs – 11 floors Gifford Tower	Landscaping of grounds, Concrete replacement.
Paint hallways 12 floors Gifford Tower; 11 floors Stanton Tower	New Sunblock blinds & window dressings for Stanton solariums & hallways
New security camera systems (interior and exterior)– both towers	New Air Conditioning units for resident units and rooftop units – Gifford Tower
Merger of 3 units into two handicapped accessible units	Reasonable Accommodation improvements – auto door entry to Handicapped accessible units & bathrooms
Kitchen Renovation 32 units	Unit Kitchen renovation – new cabinets, countertops, sinks, faucets, appliances, flooring ongoing
Park Benches	NEW 2008
Conversion to Energy Efficient Fluorescent Lighting- ongoing	Energy Performance Consultant RFP and Energy Performance Contract RFP issued in partnership with two other housing agencies
Re-carpeting of Stanton Tower Hallways – 10 floors	Window Blinds for Stanton Tower new windows
Purchase of Air conditioners for individual units	Landscaping and parking Lot improvements
New Windows Stanton Tower- 2007 - 2008	Two Smoking Shelters to compliment the No Smoking Policy passed in 2007.

New Dining Room furniture both towers - 2007	
Food Service Kitchen for Congregate Meal Plan – Stanton Tower - 2007	
New window dressings for community room & dining room. Stanton Tower	

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

SIGNIFICANT AMENDMENT, MODIFICATION OR SUBSTANTIAL DEVIATION

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Substantial deviation is a material change to an FHA [written] policy that requires approval by Fremont Housing Authority's (FHA's) Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of FHA's Agency Plan or other policy.

A significant amendment or modification to an FHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of FHA's Agency Plan or other policy.

The Housing Authority hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

C. VAWA - Public Housing Agency Plan Provision – Five Year Plan Fremont Housing Authority (FHA)

The Fremont Housing Authority (FHA) has adopted a policy (the "FHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). FHA's goals, objectives and policies to enable FHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the FHA VAWA Policy. In addition, FHA shall

operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in FHA's Annual Public Housing Agency Plan.

D. Public Housing Agency Plan Provision – Annual Plan Fremont Housing Authority (FHA)

Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Fremont Housing Authority (AHA) has adopted a policy (the "FHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). FHA's goals, objectives and policies to enable FHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the FHA VAWA Policy, a copy of which is attached to this Plan.

In addition:

A. The following activities, services, or programs are provided by FHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

"None at this time"

B The following activities, services, or programs are provided by FHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

*Public Housing Move In Interview given to applicants and Section 8 Briefing informational materials given to applicants and landlords on program. Preference points given to victims of domestic violence.

C. The following activities, services, or programs are provided by FHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

"None at this time"

E. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below: Attachment G

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments
List changes below: Attachment G

☐ Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:
Terri Beck

Method of Selection:

☒ Appointment by Mayor and City Council
The term of appointment is (include the date term expires): 9/2010

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☒ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

Date of next term expiration of a governing board member: 9/2008

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

(3) PHA Statement of Consistency with the Consolidated Plan
[24 CFR Part 903.15]
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (provide name here)

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

☐ The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.

☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☒ Other: (list below)
Certification of Consistency submitted with Agency Plan 2008
b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Letter from the State of Nebraska Department of Economic Development stating consistency with the Consolidated Plan. (Hard copy to Field Office)

(4) (Reserved)

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

10. Project-Based Voucher Program

a. ☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☒ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:
☐ Low utilization rate for vouchers due to lack of suitable rental units
☐ Access to neighborhoods outside of high poverty areas
☐ Other (describe below:)

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

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

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

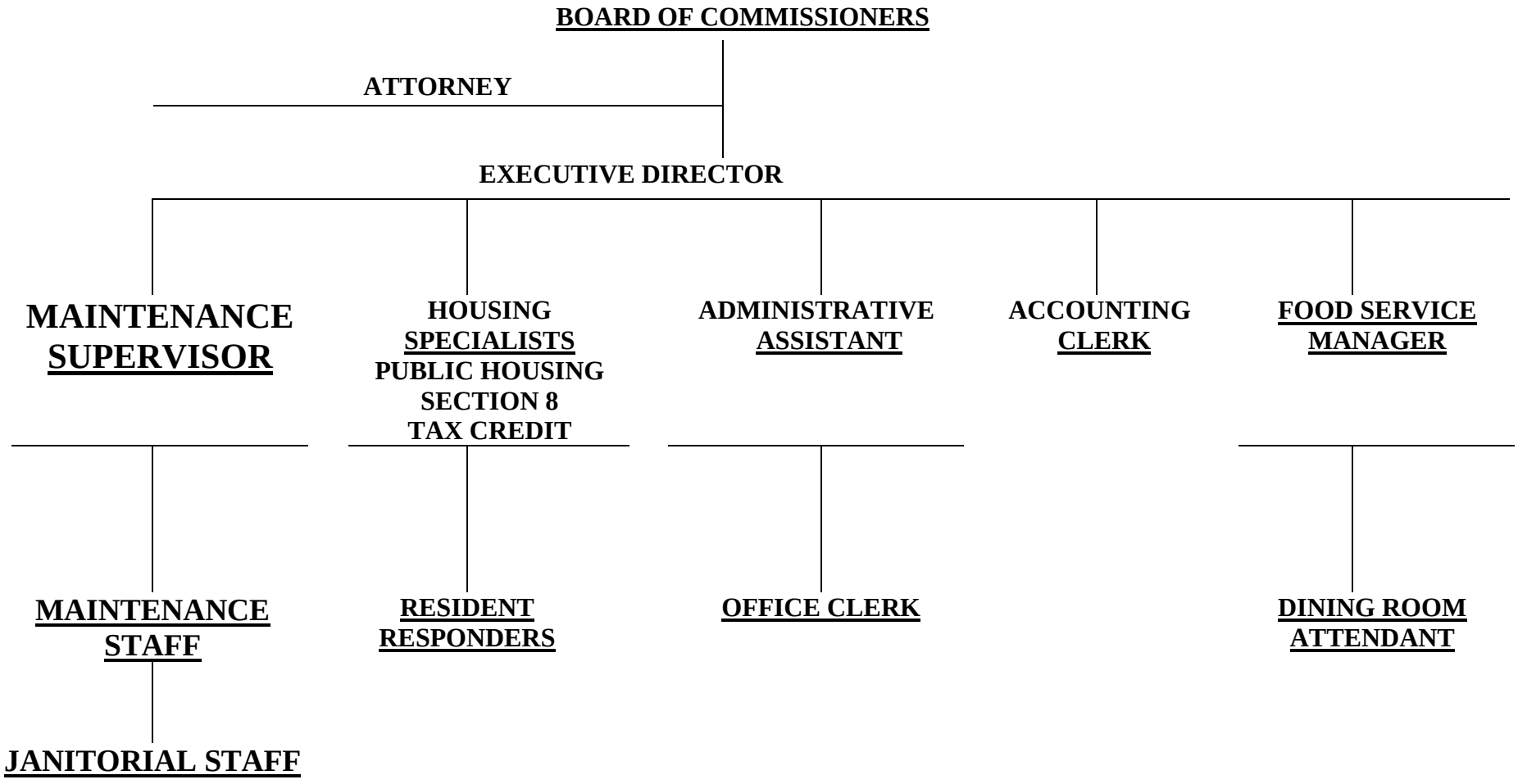
List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
x	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.*	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), (**Including VAWA revisions**) which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan – **including VAWA revisions**	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☐ 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. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination

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

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

ATTACHMENT A

FREMONT HOUSING AUTHORITY



ATTACHMENT B

2005 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050105	**Federal FY of Grant: 2005**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 2)
☐**Performance and Evaluation Report for Period Ending** ☒**Final Performance and Evaluation Report 12-5-07**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	30,000	30,000	30,000	30,000
3	1408 Management Improvements Soft Costs	5,000	5850.08	5850.08	5850.08
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	16,300	18681.30	18681.30	18681.30
5	1411 Audit	650	650	650	650
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	15,000	15,000	15,000	15000.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,000	4553.65	4553.65	4553.65
10	1460 Dwelling Structures	165,888	114817.77	114817.77	114817.77
11	1465.1 Dwelling Equipment—Nonexpendable	75,150	26464.54	26464.54	26464.54
12	1470 Nondwelling Structures	5,000	80952.82	80952.82	80952.82
13	1475 Nondwelling Equipment	11,900	30917.84	30917.84	30917.84
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	$327,888	327,888	327,888	327.888
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE10050105 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	Operations		1406	30,000	30,000	30,000	30,000	
	Management Improvement Training – Software upgrade		1408	5,000	5850.08	5850.08	5850.08	
	Administration		1410	16,300	18681.30	18681.30	18681.30	
	Audit		1411	800	650.00	650.00	650.00	
	Fees & Costs A&E, Professional costs		1430	15,000	15000.00	15000.00	15000.00	
	Site Improvement Concrete pads & vinyl fencing around generators, utility shed & dumpsters,		1450	3,000	4553.65	4553.65	4553.65	
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Cont'd Kitchen rehab/ cabinets/countertops/wiring/lighting Refinish/replace unit entry doors – Continue Replacing Carpet/Vinyl/Cove Paint units revolving schedule Continue Appliance replacement Section 504 rehab units for accessibility (rehab3 units for every 2 accessible units)		1460	165,888	114817.77	114817.77	114817.77	
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Conversion of fluorescent lighting, Interior lights, Ceiling fans Replace carpet/ vinyl/cove in units Paint and repair units Continue replacing appliances		1460 cont'd					

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE10050105 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	DWELLING EQUIPMENT: Emergency Mechanical Equipment replacement (generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, elevators);		1465.1	75,150	26464.54	26464.54	26464.54	
Stanton & Gifford	NON DWELLING STRUCTURE Remodel Office Space-minimal Conversion of fluorescent lighting Paint maint. Room & floor Carpet & vinyl halls, kitchen, and common areas Stanton & Gifford; Add electrical wiring & new panel Enlarge & Rehab community room Kitchens & modify Community Space Stanton Tower to prepare and serve congregate meals-food prep surfaces, misc. equipment & appliances,		1470	5,000	80952.82	80952.82	80952.82	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE10050105 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	NON DWELLING EQUIPMENT Lobby, solarium, elevator lobby furniture & flooring Office Furniture, Computer Server & Hardware upgrade, New Copier, Lap Top Computer, Lateral File Cabinets G & S offices Maintenance Equipment - additional power tools; large drain auger & storage shelves and cabinets for shop areas. Heavy duty pickup truck for moving snow & v-plow blade.		1475	11,900	30917.84	30917.84	30917.84	
GRANT TOTAL				**$327,888**	**327,888**	**327,888.00**	**327,888.00**	

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P10050105 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	
	8/18/2007		7/31/2007	08/18/2009		12/05/2007	

<u>This CFP grant is expended. The HUD form 53001 has been submitted to HUD and the Final Evaluation Report filed for audit.</u>

2006 Capital Fund Tables Start here:

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050106	**Federal FY of Grant: 2006**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 1)
☒**Performance and Evaluation Report for Period Ending: 3-31-2008** ☐**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	Bonus funds added			
2	1406 Operations	0		0	0
3	1408 Management Improvements Soft Costs	5,000	0	0	0
	Management Improvements Hard Costs	5,000	5,000.00	1968.71	1968.71
4	1410 Administration	10,000	10,000.00	10000.00	1643.42
5	1411 Audit	1,000	525.00	525.00	525.00
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	10,000	10,000.00	10000.00	9978.40
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	5,000	0	0	0
10	1460 Dwelling Structures	50,000	30,000.00	17218.30	18393.04
11	1465.1 Dwelling Equipment—Nonexpendable	80,000	20,000.00	685.40	685.40
12	1470 Nondwelling Structures	146,100	196,575.00	112,247.27	125,430.02
13	1475 Nondwelling Equipment	10,000	50,000.00	47,203.29	5851.29
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	322,100	322,100	199,847.97	164,475.28
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050106 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	Operations		1406	0		0	0	
	Management Improvement Training – Soft Costs		1408	5,000	0	0	0	
	Management Improvement Training – Hard costs			5,000	5,000.00	1968.71	1968.71	
	Administration		1410	10,000	10,000.00	10000.00	1643.42	
	Audit		1411	1000	525.00	525.00	525	
	Fees & Costs A&E, Professional costs		1430	10,000	10,000.00	10000.00	9978.40	
	Site Improvement Concrete pads & vinyl fencing around generators, utility shed & dumpsters, signs, landscaping, bushes, sod, floral beds, exterior lighting		1450	5000	0	0	0	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050106 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Key Fobs –keyless security entry Cont'd Kitchen rehab/ cabinets/countertops/wiring/lighting Refinish/replace unit entry doors – Continue Replacing Carpet/Vinyl/Cove Paint units revolving schedule Cabinet storage above bathroom stools Continue Appliance replacement Combine 1 BR units into 2 BR for for small families Section 504 remodel/merger/		1460	50,000.00	30,000.00	17218.30	18393.04	
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Conversion of fluorescent lighting, Interior lights, Ceiling fans Replace carpet/ vinyl/cove in units Paint and repair units Continue replacing appliances Key Fobs –keyless security entry Replacement of Windows – 11 stories		1460 cont'd					
Stanton & Gifford	DWELLING EQUIPMENT: Emergency Mechanical Equipment replacement (generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, elevator upgrade to electronic controls)		1465.1	80,000	20,000.00	685.40	685.40	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050106 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	NON DWELLING STRUCTURE Rubberized Roof Repair Stanton, Tuck and caulk brick Gifford Seal Exterior Brick-Stanton Remodel & Enlarge Office Space Continue Conversion of fluorescent lighting Finish Paint maint. Rooms & floors Carpet & ceramic tile or vinyl halls, kitchen, and common areas Add electrical wiring & panels Enlarge & Rehab Kitchens both towers to prepare congregate meals-food prep surfaces, equipment & appliances		1470	146,100.00	196,575.00	112,247.27	125,430.02	
Stanton & Gifford	NON DWELLING EQUIPMENT Lobby, solarium, elevator lobby furniture & flooring Office Furniture, Computer Hardware replacements Maintenance Equipment - additional power tools, cabinets & shelving; Snow Removal Equipment (heavy duty truck & blade or small tractor and bucket/broom)		1475	10,000.00	50,000.00	47,203.29	5851.29	
GRANT TOTAL				**322,100.00**	**322,100.00**	**199,847.97**	**164,475.28**	

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P10050106 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	
	9-1-2008	07-18-2008	6-1-2008	9-1-2010	07/18/2010		

2007Annual Budget CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050107	**Federal FY of Grant: 2007**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 03/31/2008** ☐**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	20,000		20,000.00	20,000.00
3	1408 Management Improvements Soft Costs	5,000		345.10	345.10
	Management Improvements Hard Costs	5,000		0	0
4	1410 Administration	15,000		0	0
5	1411 Audit	1000		1000.00	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	15,000		15000.00	370.00
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	2,095		0	0
10	1460 Dwelling Structures	66,100		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	30,000		0	0
12	1470 Nondwelling Structures	150,000		4338.90	0
13	1475 Nondwelling Equipment	10,000		2956.00	2956.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	$319,195		43,640.00	23,671.10
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050107 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	Operations		1406	20,000		20,000.00	20,000.00	
	Management Improvement Training – Soft Costs		1408	5,000		345.10	345.10	
	Management Improvement Training – Hard costs			5,000		0	0	
	Administration Audeo-Video production – marketing units		1410	15,000		0	0	
	Audit		1411	1,000		1000.00	0	
	Fees & Costs A&E, Professional costs		1430	15,000		15,000.00	370.00	
	Site Improvement Concrete work parking lot & sidewalks, utility shed & dumpsters, signs, landscaping, bushes, trees, sod, floral beds, pavers, exterior lighting		1450	2,095		0	0	
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Key Fobs –keyless security entry Cont'd Kitchen rehab/ cabinets/countertops/wiring/lighting Refinish/replace unit entry doors – Continue Replacing Carpet/Vinyl/Cove Paint units revolving schedule Cabinet storage above bathroom stools Continue Appliance replacement Section 504 rehab units for accessibility Combine 1 BR units into 2 BR for small families		1460	66,100		0	0	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050107 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Conversion of fluorescent lighting, Interior lights, Ceiling fans Replace carpet/ vinyl/cove in units Paint and repair units Continue replacing appliances Key Fobs –keyless security entry Stanton Window Replacement Project		1460 cont'd					
Stanton & Gifford	DWELLING EQUIPMENT: ENTER INTO AN ENERGY PERFORMANCE CONTRACT WITH ESCO for conservation measures pertaining to: Mechanical Equipment replacement (generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, Hot Water Softeners replaced, water conservation measures for aerators, faucets, stools, electrical conservation measures for lighting& fixtures, thermostats, energy efficient appliances, heaters, chillers, HVAC ; Stanton tower Chiller Compressor replaced. Stanton & Gifford - Elevator Upgrade to electronic controls), AC motors; A/C /Air Circulation pump replacement		1465.1	30,000		0	0	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050107 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	NON DWELLING STRUCTURE Rubberized Roof Repair Stanton, Tuck and caulk brick Gifford Seal Exterior Brick-Stanton Remodel & Enlarge Office Space Continue Conversion of fluorescent lighting; Portico Awning replacement G&S; Finish Paint maint. Rooms & floors Carpet & ceramic tile or vinyl halls, kitchen, and common areas Add electrical wiring & panels Enlarge & Rehab Stanton & Gifford Kitchens both towers to prepare congregate meals-food prep surfaces, equipment & appliances		1470	150,000		4338.90	0	

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050107 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.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	NON DWELLING EQUIPMENT Stanton & Gifford Dining Room round tables, chairs, linens, silverware, dishes. Serving utensils, pots & pans, for meal program Office Furniture, Computer Hardware replacements & printers Maintenance Equipment – Inventory System Bar Code equipment & software for inventory; additional power tools, cabinets & shelving; Replacement of steel doors to roof, stairwell exits and security exits		1475	10,000		2956.00	2956.00	
GRANT TOTAL				**$319,195**		**43640.00**	**23671.10**	

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P10050107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

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	
	9-13-2009		6-1-2008	9-13-2011			

ATTACHMENT C

2008Annual Budget CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108	**Federal FY of Grant: 2008**

☒**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	15,000			
3	1408 Management Improvements Soft Costs	5,000			
	Management Improvements Hard Costs	5,000			
4	1410 Administration	10,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	70,100			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures	150,409			
13	1475 Nondwelling Equipment	15,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	337,509			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Fremont Housing Authority			**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No:			**Federal FY of Grant:** 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
	Operations		1406	15,000				
	Management Improvement Training – Soft Costs		1408	5,000				
	Management Improvement Training – Hard costs			5,000				
	Administration Audio-Video production – marketing units		1410	10,000				
	Audit		1411	1,000				
	Fees & Costs A&E, Professional costs		1430	40,000				
	Site Improvement Concrete work parking lot & sidewalks, utility shed & dumpsters, signs, landscaping, bushes, sod, floral beds, exterior lighting, landscaping ties or brick tile edging		1450	5,000				
NE26P100001 Gifford Tower	DWELLING STRUCTURE: Key Fobs –keyless security entry Cont'd Kitchen rehab/ cabinets/countertops/wiring/lighting Refinish/replace unit entry doors – Continue Replacing Carpet/Vinyl/Cove Paint units revolving schedule Cabinet storage above bathroom stools Continue Energy Star Appliance replacement Section 504 rehab units for accessibility Combine 1 BR units into 2 BR for small families		1460	70,100				

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

PHA Name: Fremont Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NE26P100002 Stanton Tower	DWELLING STRUCTURE: Conversion of fluorescent lighting, Interior lights, Ceiling fans Replace carpet/ vinyl/cove in units Paint and repair units Continue replacing appliances Replace entrance door keys with Key Fobs –keyless security entry system Stanton Window Project – 1st year of 3 year project.		1460 cont'd					

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

PHA Name: Fremont Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Stanton & Gifford	DWELLING EQUIPMENT: ENTER INTO AN ENERGY PERFORMANCE CONTRACT WITH ESCO for conservation measures pertaining to: Mechanical Equipment replacement (generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, Hot Water Softeners replaced, water conservation measures for aerators, faucets, stools, electrical conservation measures for lighting& fixtures, thermostats, energy efficient appliances, heaters, chillers, HVAC ; Stanton & Gifford - Elevator Upgrade to electronic controls), AC motors; A/C /Air Circulation pump replacement Automatic door entry system for ADA units Remove obsolete television antenna system throughout buildings and replace with satellite dish network system.		1465.1	20,000				

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

PHA Name: Fremont Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Stanton & Gifford	NON DWELLING STRUCTURE New Metal Roof Stanton Tower Tuck and caulk brick Gifford Seal Exterior Brick-Stanton Gifford Remodel/Enlarge Office Space Continue Conversion of fluorescent lighting; Portico Awning replacement Stanton; Finish Paint maint. Rooms & floors Carpet & ceramic or vinyl tile halls, kitchen, and common areas Add electrical wiring & panels Enlarge & Rehab Gifford Comm room Kitchen Construction of Garage & storage shed for equipment and vehicle.		1470	150,409				

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

PHA Name: Fremont Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
Stanton & Gifford	NON DWELLING EQUIPMENT Office Furniture, Computer Hardware replacements & printers Maintenance Equipment – Inventory System Bar Code equipment & software for inventory; additional power tools, cabinets & shelving; plumbing camera; Rooftop AC unit for office; High efficiency Heat Pump in newly remodeled office area Replacement of steel doors to all exits and rooftop; replacement of automatic front entry doors/frames in Gifford and Stanton Mower Tractor with Shredder/mower Begin Washer Dryer replacement with Energy Star appliances for laundry		1475	15,000				
Stanton	**RELOCATION COSTS**		1495.1	1,000				
GRANT TOTAL				337,509				

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

PHA Name: FREMONT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P10050108 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

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	
NE26P10050108	6-12-2010			6-12-2012			
6-13-2008							

Signature Executive Director

Date

ATTACHMENT D

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

PHA Name: FREMONT Housing Authority

☐ **Original 5-Year Plan**
☐ **Revision No: 2009-2012**

Development Number/Name/ HA-Wide	Year 1 2009	Work Statement for Year 2 FFY Grant: 2009 PHA FY:10/2009		Work Statement for Year 3 FFY Grant: 2010 PHA FY: 10/2010		Work Statement for Year 4 FFY Grant: 2011 PHA FY: 10/2011		Work Statement for Year 5 FFY Grant: 2012 PHA FY: 10/2012	
1406		OPERATIONS	20,000	OPERATIONS	20,000	OPERATIONS	20,000	OPERATIONS	20,000
1408		MANAGEMENT IMPROVEMENTS Hard & Soft costs	5,000	MANAGEMENT IMPROVEMENTS	5,000	MANAGEMENT IMPROVEMENTS	7,095	MANAGEMENT IMPROVEMENTS	7,095
1410		ADMINISTRATION	15,000	ADMINISTRATION	15,000	ADMINISTRATION	15,000	ADMINISTRATION	15,000
1411		AUDIT	1,000	AUDIT	1000	AUDIT	1000	AUDIT	1000
1430		FEES & COSTS	20,000	FEES & COSTS	20,000	FEES & COSTS	20,000	FEES & COSTS	20,000
1450		SITE IMPROVEMENT	2,095	SITE IMPROVEMENT	15,000	SITE IMPROVEMENT	10,000	SITE IMPROVEMENT	10,000
1460		DWELLING STRUCTURE	150,000	DWELLING STRUCTURE	125,000	DWELLING STRUCTURE	223,100	DWELLING STRUCTURE	155,100
1465.1		DWELLING EQUIPMENT	88,314	DWELLING EQUIPMENT	83,314	DWELLING EQUIPMENT	24,314	DWELLING EQUIPMENT	39,314
1470		NON DWELLING STRUCTURE	25,000	NON DWELLING STRUCTURE	41,100	NON DWELLING STRUCTURE	11,000	NON DWELLING STRUCTURE	40,000
1475		NON DWELLING EQUIPMENT	11,100	NON DWELLING EQUIPMENT	12,095	NON DWELLING EQUIPMENT	6,000	NON DWELLING EQUIPMENT	30,000
TOTAL									
Total CFP Funds (Est.)		**337,509**		**337,509**		**337,509**		**337,509**	

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY:10/2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 10/2010		
1406	**Operations**	20,000		1406	**Operations**	20,000
1408	**Management Improvements** Housing software upgrade/trainings	5,000		1408	**Management Improvements** Housing software upgrade/trainings	5,000
1410	**Administration**	15,000		1410	**Administration**	15,000
1411	**Audit**	1,000		1411	**Audit**	1,000
1430	**Fees and Costs**	20,000		1430	**Fees and Costs**	20,000
1450	**Site Improvement** Sprinkler system replacement; concrete around generator & under utility shed; vinyl fencing garbage areas & generators;	2,095		1450	Site Improvement Trees, shrubs, landscape pavers for floral beds; concrete replacement Upgrade exterior lighting to electric eye	15,000
1460	**Dwelling Structures:**	150,000		1460	**Dwelling Structures:**	125,000
NE26P100001 Gifford Tower	Keyless entry system, Continue replacement of Kitchen Cabinets Replace Carpet & Linoleum, paint Cabinet storage above toilets Continue replacement of appliances, Unit rehab Section 504 compliance issues & auto door closures, Rehab for 2 BR units			**NE26P100001 Gifford Tower**	Continue replacement of appliances Replacement carpet, vinyl, cove, paint Lever Style door handles Telephone jacks in bedrooms Unit rehab Section 504 compliance issues & auto door closures, 504 bathroom remodel	
NE26P100002 Stanton Tower	Replace carpet, vinyl, cove Continue replacement of appliances Replace Fire Panel System Fluorescent light fixtures entries; bedrooms; Solarium, Hallways, Community Room & Lobby window dressings ; New blinds for new windows in all units. New Entry doors to resident units			**NE26P100002** **Stanton Tower**	Replacement carpet, vinyl, cove, paint Continue replacing appliances Lever style door handles Fireproof panel around stove, Window coverings solariums & hallways New entry doors to resident units	
1465.1	**ENERGY P[ERFORMANCE CONTRACT** **Dwelling Equipment** Mechanical Equipment replacement **Boilers** – Air conditioners – fans – pumps, Hot water storage tanks Gifford & Stanton, Replace vent pipes Stanton Tower; Insulate return water lines	88,314		1465.1	**ENERGY P[ERFORMANCE CONTRACT** **Dwelling Equipment** Mechanical Equipment replacement Boilers, air conditioners, fans ,pumps & pump motors Insulate hot water pipes in mechanical room	83,314

1470	**Non Dwelling Structure** New Roof Stanton, Seal Exterior Brick Stanton, Ceramic tile hallways and entries, Electrical wiring and panel upgrades, Enlarge and rehab kitchen in Gifford tower & community room for congregate dining	25,000		1470	**Non Dwelling Structure** Elevator upgrade to electronic Build 3 stall storage shed on PH property.	41,100
1475	**Non Dwelling Equipment** Office Furniture/equipment & computer upgrades; Mechanical Equipment & tools Fiberoptic network between buildings replaced, Jet sewer machine,.	11,100		1475	**Non Dwelling Equipment** Replace snow blowers Mechanical Equipment & Tools Small hand auger Purchase HazMat equipment for emergencies	12,095
						4
Total		**337509**				**337509**

Capital Fund Program Five-Year Action Plan **Part II: Supporting Pages—Work Activities**						
Activities for Year 1	Activities for Year : 4 FFY Grant: 2011 PHA FY: 10/2011			Activities for Year: 5 FFY Grant: 2012 PHA FY10/2012		
1406	**Operations**	20,000		1406	**Operations**	20,000
1408	**Management Improvements** Upgrade housing software/staff trainings	7,095		1408	**Management Improvements** Staff trainings, conference, software upgrade	7,095
1410	**Administration**	15,000		1410	**Administration**	15,000
1411	**Audit**	1,000		1411	**Audit**	1,000
1430	**Fees & Costs** Architect Fees for remodeling	20,000		1430	**Fees & Costs :** Architect Fees remodeling Energy Study, Physical Needs Assessment	20,000
1450	**Site Improvement** Concrete Replacement, landscaping	10,000		**1450**	**Site Improvement** Concrete replacement/ project signs	10,000
1460	**Dwelling Structures**	223,100		**1460**	**Dwelling Structures**	150,100
NE26P100001 Gifford Tower	Continue Replacing Carpet/Vinyl, Paint Continue replacing appliances Continue cabinet replacement above toilets Lever style door handles, new apt. doors Light fixture replacement – ceiling fans Continue Kitchen cabinets;Redecorate walls elevator lobbies on 12 floors			NE26P100001 Gifford Tower	Continue Replacing Carpet & Vinyl, Paint Continuing replacing appliances Light Fixtures, lever door handles Redecorate elevator lobbies Continue Kitchen cabinets, new apt. doors Replace hallway tile with carpet Gifford	
NE26P100002 Stanton Tower	**Dwelling Structure:** Replace carpeting/vinyl & cove, paint Continue replacing appliances hall and bedrooms-ceiling fans Convert storage closet space –add doors			NE26P100002 Stanton Tower	**Dwelling Structure:** Replace carpet & vinyl in units, solarium and halls. Paint Lighting in hallways 70 units & units Continue replacing appliances Change out closet doors from bifold to swing.	
1465.1	**ENERGY P[ERFORMANCE CONTRACT** **Dwelling Equipment** Air Conditioner Replacements Gifford	19,314		**1465.1**	**ENERGY P[ERFORMANCE CONTRACT** **Dwelling Equipment** Air Conditioner replacement-Gifford & Stanton	39,314
1470	**NonDwelling Structure** Remodel Community Room Stanton Expand &Upgrade electrical panels in Gifford Replace all steel secondary exit doors	11,000		**1470**	**Non Dwelling Structure** Additional insulation added with roof replacement- Gifford & Stanton Emergency Boiler Replacement	40,000
1475	**Non Dwelling Equipment** Replace dumpsters Maintenance Tools Mowing Equipment	6,000		**1475**	**Non Dwelling Equipment**: Insulate heating equip lines Replace washers & dryers in laundries	30,000
	Total Annual Grant	**337,509**			**Total Annual Grant**	**337,509**
Total estimated cost over next 5 years		**1,687,545.00**				

ATTACHMENT E

Required Attachment E:
Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Terri Beck**

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

C. The term of appointment is (include the date term expires): 9/2010
Terri Beck was re-appointed as Resident Commissioner. This term expires in 9/2010.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: **9/1/2008**

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

ATTACHMENT F

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Resident Advisory Board Members: (Active Officers of Resident Organizations and Community Clubs from both Gifford and Stanton Towers.)

Stanton Residents:
2600 No. Clarkson, Fremont, NE 68025
Social Club:

Juanita Gates	#308
Anita Nelson	#1105
Peggy Hultgren	#511

Resident Council:

Barb Redmon	#206
Marilyn Prusia	#502
Betty French	#1101

Gifford Residents:
2510 No. Clarkson, Fremont, NE 68025
Social Club:

Laureen Gocken	#806
Janice Menking	#910
Jody Keller	#701
Deanna Spencer	#806

Resident Council:

Mary Juhl	#609
Janice Menking	#910

FOLLOW UP PLAN ON THE RESULTS OF THE RESIDENT SATISFACTION SURVEY

We continue to score low on the Communication segment of the Resident Satisfaction Survey. As a result, we will continue to keep communication as a priority to help improve our residents' satisfaction in our developments.

COMMUNICATION:

As Executive Director, on most occasions, I have an open door policy with residents on any issue. There are times when I ask them to please schedule a time to

see me, simply due to the heavy workload and timelines that must be maintained . This policy will continue.

We have two Resident organizations that meet once a month to inform the tenants of issues, policy changes, improvements, and various other important issues that are imperative to them as individual tenants and as a group. The Director attends most monthly RCO meetings of both Towers for a question and answer session and also to keep them abreast of modernization or security improvement activities the housing authority is undertaking. This will continue.

It has been emphasized and stressed to the staff that they must be "customer friendly" by being helpful, courteous, and to listen and report any problems the Tenants may have. They must make the Executive Director aware of any complications that could arise at any time with a tenant and, again, it must be handled in a professional manner. This we will try to improve. We have implemented the use of "Customer Satisfaction" survey cards for anyone to fill out who come in contact with office or maintenance staff.

We distribute flyers announcing scheduled contractor visits to resident units or when contractors are in the buildings performing major renovation or modernization that may affect them in some way. We publish announcements for a variety of activities, both social and housing authority sponsored. Notices are posted for 30 day public comment periods when any policy or regulation adopted by the housing authority is proposed. Public Notice Comment Meetings are conducted with the Resident Council Organizations of both Towers when policy dictates a major change. We also distribute timely and friendly newsletters announcing neighbors moving in or out of the apartment buildings, social activities, public meetings, new policies, routine contractor visits such as extermination, fire sprinkler and fire alarm inspections, water hydrant flushing, and any other information important to their well being. This will continue.

We will continue making sure we offer a more open line of communication with all staff members and the Executive Director. This is vital to any organization and especially to a Housing Authority who deals with a variety of personalities.

We will continually give more updates concerning improvements made to the facilities so that they are aware of any changes.

Our overall goal is to satisfy the clients we serve and make this a happy home in which to live.

ATTACHMENT G

RAB BOARD RECOMMENDATIONS AND FREMONT HOUSING AUTHORITY RESPONSE

MINUTES:

RESIDENT ADVISORY BOARD MEETING

April 8, 2008 10:00 a.m.

Purpose: 1 Year Agency Plan 2007 & Capital Fund Grant update

Attending were officers of the Resident Organizations and Community Clubs:
Gifford Tower: Janice Menking, Jodeen Keller, Laureen Gocken, Mary Juhl
Stanton Tower: Peggy Hultgren, Juanita Gates
Director: Sue Kleider

Sue opened the meeting with a history of the HUD 1 and 5 Year Agency Plan requirements.
The group discussed the needs of the housing authority with respect to modernization improvements to the properties, grounds, mechanical, residential units, physical appearance and exterior maintenance of the buildings.

Director Kleider listed the projects which had been accomplished the past fiscal year with the 2005 & 2006 grants. She reviewed the budget for the 2007 Capital Fund grant and the projects that were included and approved in the plans, those underway and others that will be started yet this year.

They include:
Stanton Tower: Continue to replace old appliances with new; continue to replace old carpeting and linoleum with new as units turn around. The new Food Service Kitchen has been completed and functioning as of January 2, 2008, complete with cook, dining room attendant and a noon meal prepared for the residents on a daily basis. The Dining room has been painted and redecorated with new curtains and new dining room furniture has been purchased for the Stanton community room. The entrance lobby received new draperies and sheers.

The architect is working on the Request for Proposal for new windows for Stanton Tower. Bids are scheduled to be returned in April 2008 with project completion by fall of 2008. This work will include complete replacement of all windows on eleven floors of the building with the exception of the new office area and the north wall in the community room which was new in 2000.

Boiler replacement is tabled due to negotiation of an Energy Performance Contract.

Gifford Tower: Boiler replacement is on hold pending the Energy Performance Contract; elevator controls will be upgraded to electronic in the 5 year plan; continued kitchen renovation in residential units with approximately 10 units per year; continued painting and carpeting of units and rotation of painting for occupied units, new office equipment was purchased to replace older computers and printers, concrete work is scheduled to be done on the sidewalks and patio areas and designated smoking areas outdoors.

Suggestions to be included in the 2008 Agency Plan from the Committee were:

(1) Repair the leaky rooftop and roof to entrance awning
(2) New sliding glass doors to replace the front and rear entrance doors currently in place
(3) Weather protection/ wind break portico for rear entrance of Stanton Tower.
(4) Elevator controls will be upgraded to electronic
(5) Window coverings for the Stanton Tower Apartments, Solariums & Hallways
(6) Maintenance on the large pole lights, upgrade to electric eye lights instead of operated by time clock.
(7) Replacement of the Fire Alarm Panel in Stanton Tower
(8) More front load washing machines
(9) High rise stools were discussed – (Energy Performance Contract)
(10) Automatic door openers for bathrooms and apartment doors for handicapped accessibility.

This meeting was for ideas for the agency plan both for policy and modernization.

Resident advisory officers are to take the ideas back to their organizations and ask for other suggestions for improvement and present them to the director between now and the middle of June.

Also discussed were the goals and objectives of FHA as a housing provider in the community, more effective marketing and promotion of the housing developments under management.

The Agency Plan and Capital Fund budgets will go before the board of Commissioners the end of June for approval prior to submission to HUD.

There will be a Public Hearing notice posted 45 days prior to the hearing. Submission of the plan is usually around July 15 of each year.

Additional suggestions or contributions should be submitted to the director by June 1, 2007, for inclusion in the Agency Plan.

Coffee, juice and pastries were provided by FHA for the Resident Advisory Board members in attendance.

Recording Secretary
Sue Kleider

The Public Hearing for the Agency Plan has been advertised and is scheduled to take place Wednesday, June 25, 2008, in the community room at Gifford Tower at 9:30 a.m.

Appreciation was expressed for the resident participation and for their input toward the Agency Plan One and Five year modernization plans.

Sue Kleider
Executive Director

Bold Lettering: Suggestions of the residents have been incorporated into the Agency Plan One and Five Year plan budgets.
Other suggestions will be completed through the Housing Authority Operating Fund budget.

ATTACHMENT H

Policy Changes - 2007-08

VAWA Policy 2007

VAWA revisions to:
ACOP
DWELLING LEASE
ADMIN PLAN
HAP CONTRACT

2008

Campus Wide No Smoking Policy Adopted
Revisions made to **:**
Admissions and Continued Occupancy Policy
Dwelling Lease
Rules and Regulations
Resident Handbook

Revisions made to
Security Deposit Policy
Pet Policy Security Deposit

Adoption of:
Internal Control Policy revision to the Fiscal Policy:
Code of Ethics for the Executive Director
Computer & Equipment Usage Policy for Employees
Anti-Fraud Policy

AGENCY PLAN
Fremont Housing Authority
NE100

ATTACHMENT I

PHA SUPPORTING DOCUMENTS

Certification of Compliance with PHA One and Five Year Plans

Certification by State of PHA Plans Consistency with the Consolidated Plan

Certification of Payments to Influence Federal Transactions

Disclosure of Lobbying Activities

(ORIGINAL HARD COPIES DELIVERED TO FIELD OFFICE 7-10-2008)