

PHA Plans

Streamlined Annual Version

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

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name: Alliance Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Fiscal Year 2008

[24 CFR Part 903.12(c)]

Annual Plan Table of Contents

[24 CFR 903.7(r)]

Annual Plan

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A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

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

2. Capital Improvement Needs

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

2. Status of HOPE VI revitalization grant(s):

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

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

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: Rosewood Estates, LLC, Senior Housing 55+

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: **State of Nebraska 2005-2008**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. Development of Senior Housing for Moderate income seniors.
- Other: NIFA Profile of Nebraska Demographics, Economics, and Housing

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

To provide safe & decent affordable housing for people living in Box Butte County including the Village of Hemingford, and the City of Gordon in Sheridan County, in a living environment that provides an opportunity for both economic and social growth, without discrimination based on age, race, color, religion, sex, national origin, familial status or disability.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	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
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Section _____ of the Section 8 Administrative Plan)	Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Alliance Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P14150108 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.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
1	Facia/Soffett/Stucco/Brick/Siding		1450		10300				
1	Decks		1450		2060				
1	Cement		1450		6180				
1	Flooring		1460		10300				
1	Cabinets		1460		15450				
1	Doors		1460		3605				
1	Bathrooms		1460		4120				
1	Electrical Upgrade		1460		919				
1	Windows		1460		22195				
1	Range Hoods		1465.1		156				
1	Plumbing		1465.1		520				
1	Water Heaters		1465.1		2575				
1	Office Equipment		1475		1000				
1	Playground/Recreation Area		1475		2000				
1	Maintenance Equipment		1475		1450				
HA WIDE	Operations		1406		5150				
HA WIDE	Management Improvement		1408		525				
HA WIDE	Administration		1410		9,906				
HA WIDE	Audit		1411		650				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program No: NE26P14150108 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	
HA Wide							
Operations	6/08			6/08			
Mgmt Improvements	6/10			6/12			
Administration	6/10			6/12			
Audit	6/09			6/09			
001							
Facia/Soffett/Stucco/Brick/Siding	6/10			6/12			
Decks	6/10			6/12			
Cement	6/10			6/12			
Flooring	6/10			6/12			
Cabinets	6/10			6/12			
Doors	6/10			6/12			
Bathrooms	6/10			6/12			
Windows	6/10			6/12			
Range Hoods	6/10			6/12			
Plumbing	6/10			6/12			
Water Heaters	6/10			6/12			
Office Equipment	6/10			6/12			
Playground/Recreation Area	6/10			6/12			
Maintenance Equipment	6/10			6/12			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P14150107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4-30-2008		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,700		5,700	5,700
3a	1408 Management Improvements Soft Costs				
3b	Management Improvements Hard Costs	500		141	141
4	1410 Administration	9,800		90	90
5	1411 Audit	563.56		0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	15,805.38		0	0
10	1460 Dwelling Structures	64,042.92		3,256	3,256
11	1465.1 Dwelling Equipment—Nonexpendable	2,600			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,170.14		659	659
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				
20	Amount of Annual Grant: (Sum of lines 1-19)	101,182		9,846	9,846
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation				
	Collateralization Expenses or Debt Service				

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

Signature of Executive Director

Date

Signature of Authorizing HUD Official

Date

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Alliance Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P14150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
HA WIDE	Operations		1406		5,700		5,700	5,700	Complete
HA WIDE	Management Improvements		1408		500		141	141	In-Process
HA WIDE	Administration		1410		9,800		90	90	In-Process
HA WIDE	Audit		1411		563.56				In-Process
HA WIDE	Office Upkeep		1475		799				In-Process
HA WIDE	Maintenance Equipment		1475		1,371.14		659	659	In-Process
002-003	Parking Lot/Driveway		1450		6,305.38				In-Process
002-003	Sidewalks		1450		3,000				In-Process
002-003	Landscaping/Fencing		1450		2,000				In-Process
002-003	Flooring		1460		16,066.62				In-Process
002-003	Cabinets		1460		32,000				In-Process
002-003	Doors		1460		2,000				In-Process
002-003	Bathrooms		1460		7,400				In-Process
002-003	Windows		1460		3,256.46		3256	3256	Complete
002-003	Range Hoods		1465.1		100				In-Process
002-003	Water Heaters		1465.1		2,200				In-Process
004	Decks		1450		1,500				In-Process
004	Driveway		1450		2,000				In-Process
004	Sidewalks		1450		500				In-Process
004	Fencing		1450		500				In-Process
004	Doors		1460		500				In-Process
004	Bathrooms		1460		2,819.84				In-Process
004	Water Heater		1465.1		300				In-Process
							9,846	9,846	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program No: NE26P14150107 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	
HA WIDE							
Operations	12/07	9/07	9/07	12/07	9/07	9/07	Funds Available Sooner
Mgmt. Improvements	9/09			9/11			
Administration	9/08			9/08			
Audit	3/09			6/09			
Office Upkeep	9/09			9/11			
Maintenance Equip.	9/09			9/11			
002-003							
Parking Lot/Driveway	9/09			9/11			
Sidewalks	9/09			9/11			
Landscaping/Fencing	9/09			9/11			
Flooring	9/09			9/11			
Cabinets	9/09			9/11			
Doors	9/09			9/11			
Bathrooms	9/09			9/11			
Windows	9/09	3/08	3/08	9/11	3/08	3/08	Project Completed Ahead of Schedule
Range Hoods	9/09			9/11			
Water Heaters	9/09			9/11			
004							
Decks	9/09			9/11			
Driveway	9/09			9/11			
Sidewalks	9/09			9/11			
Fencing	9/09			9/11			
Doors	9/09			9/11			
Bathrooms	9/09			9/11			
Water Heater	9/09			9/11			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P141501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000		15,000	15,000
3a	1408 Management Improvements Soft Costs				
3b	Management Improvements Hard Costs	500		402	402
4	1410 Administration	500		496	496
5	1411 Audit	550			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	19,500		10,899	10,899
10	1460 Dwelling Structures	57,000		30,997	30,997
11	1465.1 Dwelling Equipment—Nonexpendable	2,600		1780	1780
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	362	3199	3,199	3,199
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				
20	Amount of Annual Grant: (Sum of lines 1-19)	96,012	98,849	62,773	62,773
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation				
	Collateralization Expenses or Debt Service				

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

Signature of Executive Director

Date

Signature of Authorizing HUD Official

Date

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Alliance Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P141510-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
HA WIDE	Operations		1406		15,000		15,000	15,000	Complete
HA WIDE	Management Improvements		1408		500		402	402	In-Process
HA WIDE	Administration		1410		500		496	496	In-Process
HA WIDE	Audit		1411		550				In-Process
HA WIDE	Maintenance Equipment/Lawn Mower		1475		362	3,199	3,199	3,199	Complete
002-003	Facia/Soffit/Siding		1450		8,000		8,000	8,000	Complete
002-003	Parking Lot, Driveway		1450		6,000		399	399	In-Process
002-003	Flooring		1460		6,000				In-Process
002-003	Cabinets		1460		15,400				In-Process
002-003	Doors		1460		1,000		6,003	6,003	Complete
002-003	Bathrooms		1460		3,500				In-Process
002-003	Windows		1460		21,400		21,400	21,400	Complete
002-003	Range Hoods		1465.1		200		173	173	In-Process
002-003	Water Heater		1465.1		2,000		1,407	1,407	In-Process
004	Facia/Soffit/Siding		1450		2,500		2,500	2,500	Complete
004	Parking/Driveway		1450		2,000				In-Process
004	Sidewalk		1450		1,000				In-Process
004	Flooring		1460		4,500		3,594	3,594	In-Process
004	Doors		1460		5,000				Complete
004	Bathrooms		1460		200				In-Process
004	Water Heater		1465.1		200		200	200	Complete
004	Furnace/Baseboard		1465.1		200				In-Process
							62,773	62,773	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program No: NE26P141510-06 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE-Operations	12/06		8/06	12/06		8/06	Funds Available Sooner
HA WIDE-Mgmt Imp	9/10			9/10			
HA WIDE-Admin	9/10			9/10			
HA WIDE-Audit	9/10			9/10			
HA WIDE-Maint Equip	9/10		4/07	9/10		4/07	Project Completed Sooner
002-003-Stucco	9/10		8/06	9/10		3/08	Project Completed Sooner
002-003-Cement	9/10			9/10			
002-003-Flooring	9/10			9/10			
002-003-Cabinets	9/10			9/10			
002-003-Doors	9/10		8/06	9/10		11/06	Project Completed Sooner
002-003-Bathrooms	9/10			9/10			
002-003-Windows	9/10		8/06	9/10		4/07	Project Completed Sooner
002-003-Rnage Hoods	9/10			9/10			
002-003-Water Heater	9/10			9/10			
004-Siding, Facia, Soffit	9/10		8/06	9/10		4/07	Project Completed Sooner
004-Cement	9/10			9/10			
004-Sidewalk	9/10			9/10			
004-Flooring	9/10			9/10			
004-Doors	9/10		8/06	9/10		11/06	Project Completed Sooner
004-Bathrooms	9/10			9/10			
004-Water Heater	9/10		4/07	9/10		4/07	Items Needed Sooner
004-Furnace/Baseboard	9/10			9/10			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P141501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: One) 8-7-07 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 4-30-2008					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	16,090		16,090	16,090
3a	1408 Management Improvements Soft Costs				
3b	Management Improvements Hard Costs	892	1,042.12	1,042.12	1,042.12
4	1410 Administration	1,500		1,500	1,500
5	1411 Audit	550	525	525	525
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	17,000	2,694.62	2,694.62	2,694.62
10	1460 Dwelling Structures	64,000	79,357.80	79,357.80	79,357.80
11	1465.1 Dwelling Equipment—Nonexpendable	2,600	2,393.60	2,393.60	2,393.60
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	1,500	528.86	528.86	528.86
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				
20	Amount of Annual Grant: (Sum of lines 1-19)	104,132		104,132	104,132
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation				
	Collateralization Expenses or Debt Service				

Signature of Executive Director

Date

Signature of Authorizing HUD Official

Date

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Alliance Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P141501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
HA WIDE	Operations		1406		16,090		16,090	16,090	Complete
HA WIDE	Management Improvements		1408		892	1,042.12	1,042.12	1,042.12	Complete
HA WIDE	Administration		1410		1,500		1500	1500	Complete
HA WIDE	Audit		1411		550	525	525	525	Complete
HA WIDE	Maintenance Equipment		1475		1,500	528.86	528.86	528.86	Complete
002-003	Consulting/Engineering		1430						Cancelled
002-003	Repair/Refinish Stucco		1450		8,500	0	0	0	Moved
002-003	Cement Repair		1450		6,000	2,694.62	2,694.62	2,694.62	Cancelled
002-003	Flooring		1460		6,000	0	0	0	Moved
002-003	Cabinets		1460		15,000	0	0	0	Moved
002-003	Doors		1460		1,800	7,273.84	7,273.84	7273.84	Complete
002-003	Bathrooms		1460		3,700	0	980.16	980.16	Complete
002-003	Windows		1460		21,000	63,576.54	63,576.54	63,576.54	Complete
002-003	Range Hoods		1465.1		200		200	200	Complete
002-003	Water Heaters		1465.1		2,200	1,993.60	1,993.60	1,993.60	Complete
004	Cement Repair		1450		2,000	0	0	0	Moved
004	Landscape/Fencing		1450		500	0	0	0	Moved
004	Flooring		1460		5,000	4,933.38	4,933.38	4,933.38	Complete
004	Doors		1460		6,000	1,195.11	1,195.11	1,195.11	Complete
004	Bathrooms		1460		3,500	980.16	980.16	980.16	Complete
004	Painting		1460		2,000	1,398.77	1,398.77	1,398.77	Complete
004	Water Heater		1465.1		200		200	200	Complete
							104,132	104,132	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Alliance Housing Authority		Grant Type and Number Capital Fund Program No: NE26P141501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE-Operations	12/05			12/05			Funds Available Sooner
HA WIDE-Mgmt Imp	9/09			9-09	9-07	9-07	Used sooner
HA WIDE-Admin	9/09			9-09	9-07	9-07	Used sooner
HA WIDE-Audit	9/09			9-09	9-07	9-07	Used sooner
HA WIDE-Maint Equip.	9/09			9-09	9-07	9-07	Moved to 2007
002-003-Consult./Engin.	9/09			9-09			
002-003- Stucco	9/09			9-09			Moved to Window Project
002-003-Cement Repair	9/09			9-09	9-07	9-07	Moved to 2007
002-003-Flooring	9/09			9-09	9-07	9-07	Moved to 2007
002-003-Cabinets	9/09			9-09	9-07	9-07	Moved to 2007
002-003-Doors	9/09			9-09	9-07	9-07	Project completed sooner
002-003-Bathrooms	9/09			9-09	9-07	9-07	Moved to 2007
002-003-Windows	9/09			9-09	9-07	2-08	Project Complete
002-003-Range Hoods	9/09			9-09	9-07	9-07	Project completed sooner
002-003-Water Heaters	9/09			9-09	9-07	9-07	Project completed sooner
004-Cement Repair	9/09			9-09	9-07	9-07	Moved to 2007
004-Landscape/Fencing	9/09			9-09	9-07	9-07	Moved to 2007
004-Flooring	9/09			9-09	9-07	9-07	Project Completed Sooner
004-Doors	9/09			9-09	9-07	9-07	Project Completed Sooner
004-Bathrooms	9/09			9-09	9-07	9-07	Moved some to 2007
004-Painting	9/09			9-09	9-07	9-07	Project completed sooner
004-Water Heater	9/09			9-09	9-07	9-07	Need Arose

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Alliance Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 20010	Work Statement for Year 3 FFY Grant: 20010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
HA WIDE		16,762	24,911	24,911	16,899
002-003-004		81,987	74,150	82,000	82,162
CFP Funds Listed for 5-year planning		99,061	99,061	99,061	99,061
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 20010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	1406-Operations	15,012	HA Wide	1406-Operations	15,012
Annual	HA Wide	1408-Mgmt Imp	500	HA Wide	1408-Mgmt Imp	500
Statement	HA Wide	1410-Admin.	3,549	HA Wide	1410-Admin.	3,549
	HA Wide	1411-Audit	550	HA Wide	1411-Audit	550
	HA Wide	1475-Maintenance Equip.	14,500	HA Wide	1475-Computer/ Maint/Office Equip. Office Upkeep	5,300
	002-003-004	1450-Facia, Soffett, Brick, Decks, Siding, Stucco, Cement Work	18,000	002-003-004	1450-Facia, Soffett, Brick, Siding, Stucco, Decks, Cement Work	21,500
	002-003-004	1460-Flooring, Windows, Cabinets, Doors, Bathrooms	42,300	002-003-004	1460-Flooring, windows, Cabinets, Doors, Bathrooms, Foundation Repair	48,000
	002-003-004	1465.1-Range Hoods, Water Heater,	2,650	002-003-004	1465.1-Range Hoods, Water Hter, Heaters	2,650
	002-003-004	1475-Playground Areas	2,000	002-003-004	1475-Playground Equip	2,000
Total CFP Estimated Cost			\$99,061			\$99,061

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA WIDE	1406 Operations	15,000	HA WIDE	1406-Operations	5,000
HA WIDE	1408-Mgmt Imp	499	HA WIDE	1408- Mgmt Imp	500
HA WIDE	1410-Admin	962	HA WIDE	1410-Admin	10,749
HA WIDE	1411-Audit	600	HA WIDE	1411 Audit	650
002-003-004	1450-Facia, Soffett, Brick, Decks, Siding, Stucco, Cement Work	23,700	002-003-004	1450-Facia, Soffett, Brick, Siding, Landscaping, Lights, Stucco, Decks, Cement Work	14,295
002-003-004	1460-Flooring, Cabinets, Doors, Bathrooms	46,900	002-003-004	1460-Flooring, Cabinets, Doors, Bathrooms, Garage Door, Windows	56,622
002-003-004	1465.1-Range Hoods, Water Heaters	1,800	002-003-004	1465.1-Range Hoods, Water Heater	3,245
002-003-004	1475-Security/ Office Equipment, Office Update, Play-grnd/Rec Area, Maint. Equip	9,600	002-003-004	1475-Office Equip/Upkeep	8,000
002-003-004	Playground				
Total CFP Estimated Cost		\$99,061			\$99,061

Alliance Housing Authority
300 South Potash # 27
Alliance, NE 69301
Phone: 308-762-5130
Fax: 308-762-5132

Violence Against Women Act Policy

I. Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- A. Protecting the safety of victims
- B. Creating long-term housing solutions for victims
- C. Building collaborations among victim service providers
- D. Assisting the Alliance Housing Authority (AHA) in responding appropriately to the violence while maintaining a safe environment for AHA employees, tenants, applicants and others.

The Policy will assist the AHA in providing rights to its applicants and public housing residents under the Violence Against Women Act (VAWA.)

II. Mission Statement

The AHA's policy is to comply with the 2005 VAWA Pub. L. 109-162; Stat.2960 signed into law on January 5, 2006 and codified at 42 U.S.C. § 1437d (l) and 1437f (d), (o) & l and (u). The AHA shall not discriminate against an applicant, public housing resident or program participant, on the basis of the rights or privileges provided under the VAWA.

III. Definitions

The definitions in this Section apply only to this Policy.

- A. **Confidentiality:** Means that the AHA will not enter information provided to the AHA under IV B and IV C into a shared database or provide this information to any related entity except as stated in IV D.
- B. **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - 1. Length of the relationship
 - 2. Type of relationship
 - 3. Frequency of interaction between the persons involved in the relationship. 42 U.S.C. § 1437d (u) (3) (A).
- C. **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws.
- D. **Immediate Family Member:** A spouse, parent, sibling, or child of a victim or an individual to whom the victim stands in loco parent; or any other person living in the household of the victim and related to the victim by blood and marriage. 42 U.S.C. §1437d (u) (3) (D)

E. **Long-term Housing:** Is housing that is sustainable, accessible, affordable and safe for the foreseeable future which:

1. The person rents or owns
2. Is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program
3. Is directly provided by the AHA, is not time limited and the person meets the eligibility requirements of the program.

F. **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

G. **Stalking:**

1. To follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim
2. To place under surveillance with the intent to kill, injure, harass or intimidate the victim
3. In the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death, or serious bodily injury to the victim
4. To cause substantial emotional harm to the victim, a member of the immediate family of the victim, spouse or intimate partner of the victim. 42 U.S.C. § 1437d (u)(3)(C).

H. **Victim:** A person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and accurately completed the certification under IV B and IV C or as requested by the AHA.

IV. Certification and Confidentiality

A. Failure to Provide Certification Under IV B and IV C:

1. The person shall provide complete and accurate certifications to the AHA within 10 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, the AHA, the owner or manager may take action to deny or terminate participation or tenancy under: 42 U. S. C. § 1437 l (5) & (6); 42 U. S. C. § 1437 (d) (c) (3); 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii); 42 U. S. C. § 1437f (o)(7)(C) &(D); or 42 U. S. C. § 1437f (o)(20) or for other good cause.

B. HUD Approved Certification:

1. For each incident that a person is claiming as abuse, the person shall certify to the AHA, the victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incident(s), that the incident(s) are bona fide incidents of actual or threatened abuse and meets the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other information.

C. Other Certification:

1. A person who is claiming victim status shall provide to the AHA:
 - a. Documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought

assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. § 1746) to the professional's belief that the incident(s) in question are bona fide incident(s) of abuse or

b. A federal, state, tribal, territorial, local police or court record.

D. Confidentiality

1. The AHA shall keep all information provided to the AHA under this Section confidential. The AHA shall not enter the information into a shared database or provide it to any related entity except to the extent that:

a. The victim requests or consents to the disclosure in writing

b. The disclosure is required for:

i. Eviction from public housing under 42 U. S. C. § 1437 l (5) & (6) (See Section 5 in this Policy)

ii. The disclosure is required by applicable law.

E. Compliance Not Sufficient to Constitute Evidence of Unreasonable Act:

1. The AHA compliance with Sections IV A, IV B and IV C shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

V. Appropriate Basis for Denial of Admission, Assistance or Tenancy

A. The AHA shall not deny participation or admission to the PublicH ousing program on the basis of a person's victim status if the person otherwise qualifies for admission or assistance.

B. An incident(s) of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by a victim and shall not be good cause for denying to a victim admission to a program, or occupancy rights, or evicting a tenant.

C. Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

D. Notwithstanding Sections V A, V B and V C the AHA, may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(1)(6)(B).

E. Nothing in Sections V A, V B and V C shall limit the authority of the AHA, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

F. Nothing in Sections V A, V B and V C limits the AHA authority to evict or terminate assistance to any tenant for any violation of a lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However the AHA may not hold a victim to a more demanding standard.

G. Nothing in Sections V A, V B and V C limits the AHA's authority to evict or terminate assistance, or deny admission to a program if the AHA can show an actual and imminent threat to other tenants, neighbors,

guests, employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

- H. Nothing in Sections V A, V B or V C limits the AHA's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
- I. A Public Housing tenant who wants a transfer to protect their health or safety and who:
 - 1. Is a victim under this Policy
 - 2. Reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit
 - 3. Has complied with all other obligations of the Public Housing income program may transfer to another AHA unit.

VI. Actions Against a Perpetrator

- A. The AHA may evict, deny admission or no trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to:
 - 1. Obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator
 - 2. Obtaining and enforcing a no trespass against the perpetrator
 - 3. Enforcing the AHA or law enforcement's no trespass of the perpetrator
 - 4. Preventing the delivery of the perpetrator's mail to the victim's unit
 - 5. Providing identifying information listed in IV B and
 - 6. Other reasonable measures.

VII. Notice to Applicants and Tenants.

- A. The AHA shall provide notice to applicants and tenants of their rights and obligations under Section IV D Confidentiality and Section V Appropriate Basis for Denial of Admission, Assistance or Tenancy.

VIII. Reporting Requirements

- A. The AHA shall include in its Agency Plan, a statement of goals, objectives, policies or programs that will serve the needs of victims when required. The AHA may also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, help victims obtain or maintain housing, and prevent the abuse or enhance the safety of victims.

IX. Conflict and Scope

- A. This Policy does not enlarge the AHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another AHA policy, this Policy will control.

GOALS:

The Alliance Housing Authority works with the local community to help support children and adults from violence. If a child is involved, the local office of child protective services helps to assist and place the child in a safe environment. If an adult is involved, the City Police Department or County Sheriff's department will assist the adult in getting to a safe environment. Family Rescue Services will also assist in placing families out of harms way with a contact person who will assist families with counseling services. All referrals will be made on a case-by-case basis.