PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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: Douglas County Housing

Submitted to HUD: December 28, 2007

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

Streamlined Annual PHA Plan
Agency Identification

PHA Name: Douglas County Housing **PHA Number:** NE153

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

☒ **Public Housing and Section 8**
Number of public housing units: 78
Number of S8 units: 968

☐ **Section 8 Only**
Number of S8 units:

☐ **Public Housing Only**
Number of public housing units:

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

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

PHA Plan Contact Information:

Name: Joan Bertolini, CEO Phone: 402.444.6227
TDD: Email (if available): joan@douglascountyhousing.com

Public Access to Information

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

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.
If yes, select all that apply:
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

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

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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903.7(b)(2) Policies on Eligibility, Selection, and Admissions
Page 5 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
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903.7(k)(1)(i) Statement of Homeownership Programs
Page 7 4. Project-Based Voucher Programs
Page 8 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
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Page 18 8. Capital Fund Program 5-Year Action Plan ***(Separate Attachment)***

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)]

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

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

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

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **3**

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:

- ✓ **Must be a Section 8 recipient**
- ✓ **Must be a first time homebuyer**
- ✓ **Must not have previously defaulted on a mortgage**
- ✓ **Must meet income and employment requirements**
  - **Must be employed FT (30 hours a week) continuously for at least 1 year**
  - **Must have a gross income equal to or greater than 2,000 hours of work at the federal minimum wage**
- ✓ **Must attend and successfully complete the pre-assistance homeownership counseling program**
- ✓ **Must be in compliance with their rental lease and program requirements**
- ✓ **Must be able to pay a down payment of 3% of the purchase price of the home**
- ✓ **Must sign a "Statement of Homeowner Obligations"**

c. What actions will the PHA undertake to implement the program this year (list)?
   - ✓ **DCHA will promote the program through its newsletter**
   - ✓ **DCHA will review the current participants on FSS and determine if there is an eligible person**

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 down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
   - ✓ **Bank of the West**
   - ✓ **Family Housing and Advisory Services**
   - ✓ **Consumer Credit Counseling Service**

☒ Demonstrating that it has other relevant experience (list experience below):
   - ✓ **DCHA sold approximately 15 homes in the 5(h) Homeownership Program**

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:)
   - ✓ **Specialized needs such as disabled or elderly clients**

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
   - ✓ **48 units - Platte Valley Apartments located in Valley, NE**
   - ✓ **20 units – Woodgate Townhomes located at 78th and Whitmore Plaza**
   - ✓ **44 units – Located in Valley, NE**
   - ✓ **24 units – Located in Bennington, NE**

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)
   State of Nebraska through the Department of Economic Development

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 Plans.

☐ 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)
- ✓ **Need for additional affordable housing units in Douglas County**
- ✓ **Need for housing for those persons with specialized needs (elderly and disabled)**

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
   - ✓ **Provide Homeownership Assistance**
   - ✓ **Provide additional affordable housing in Western Douglas County**

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**
N/A	*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*;	5 Year and Annual Plans
X	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
X	*Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan*.	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 Policies
N/A	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	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
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 ☐ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
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
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
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section **22** 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
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
X	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
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). ☐ 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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
	Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	
N/A	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 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Policy on Violence Against Women Act:

A Section 8 Housing Choice Voucher participant who is a victim of domestic violence, dating violence or stalking may request and be granted portability due to the incident or threat if they are otherwise compliant with all program obligations and the perpetrator has moved out of the assisted unit.

In processing a request by a victim for continued assistance the DCHA may request that the victim certify (i.e. police reports) that she/he is a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meets the requirements set forth in the Violence Against Women Act. Such certification must include the name of the perpetrator. If the request certification is not provided within 14 business days, assistance will be terminated.

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

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

PHA Name: Douglas County Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P15350105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/07** ☐ **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	$42,000		$42,000	$42,000
3	1408 Management Improvements	$3,000		-0-	-0-
4	1410 Administration	$6,500		$6,500	$6,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	$3,900		$4,025.40	$4,025.40
10	1460 Dwelling Structures	$45,200.63		$32,653.83	$32,653.83
11	1465.1 Dwelling Equipment—Nonexpendable	$1,951		$1,951-	$1,951
12	1470 Nondwelling Structures	$5,333.94		$7,779.79	$7,779.79
13	1475 Nondwelling Equipment	$3,907.43		$3,907.43	$3,907.43
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$111,793		$98,817.45	$98,817.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Douglas County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P153501-06 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	General Operations	1406		$42,000		$42,000	$42,000	
HA-Wide	Upgrade software & Training	1408		$3,000		-0-	-0-	
HA-Wide	Coordination & Administration	1410		$6,500		$6,500	$6,500	
HA-Wide	Concrete, retaining walls, decks, porches, landscaping, etc.	1450		$3,900		$4,025.40	$4,025.40	
HA-Wide	Misc. repairs: carpeting, roofs, furnaces, A/C, siding replacement, water heaters, windows, flooring, doors, interior and exterior painting	1460		$45,200.63		$32,653.83	$32,653.83	
HA-Wide	Refrigerators, stoves, blinds, etc.	1465.1		$1,951		$1,951-	$1,951	
HA-Wide	Office and community center rehabilitation work	1470		$5,333.94		$7,779.79	$7,779.79	
HA-Wide	Computer hardware, printers, office furnishings and equipment	1475		$3,907.43		$3,907.43	$3,907.43	

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: Douglas County Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P153501-06 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	

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

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

PHA Name: Douglas County Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P153501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/07 ☐ 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	$42,000		$0	$0
3	1408 Management Improvements	$1,000		$0	$0
4	1410 Administration	$6,500		$0	$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	$4,785		$0	$0
10	1460 Dwelling Structures	$30,500		$0	$0
11	1465.1 Dwelling Equipment—Nonexpendable	$2,300		$0	$0
12	1470 Nondwelling Structures	$2,500		$0	$0
13	1475 Nondwelling Equipment	$24,846		$0	$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$114,431.00		$0	$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Douglas County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P153501-07 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	General Operations	1406		$42,000		$0	$0	
HA-Wide	Upgrade software & Training	1408		$1,000		$0	$0	
HA-Wide	Coordination & Administration	1410		$6,500		$0	$0	
HA-Wide	Concrete, retaining walls, decks, porches, landscaping, etc.	1450		$4,785		$0	$0	
HA-Wide	Misc. repairs: carpeting, roofs, furnaces, A/C, siding replacement, water heaters, windows, flooring, doors, interior and exterior painting	1460		$30,500		$0	$0	
HA-Wide	Refrigerators, stoves, blinds, etc.	1465.1		$2,300		$0	$0	
HA-Wide	Office and community center rehabilitation work	1470		$2,500		$0	$0	
HA-Wide	Computer hardware, printers, office furnishings and maintenance equipment	1475		$24,846		$0	$0	
HA-Wide								

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:			**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No:				**Federal FY of Grant:**
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. Capital Fund Program Five-Year Action Plan

SEPARATE ATTACHMENT – 2008 – 2012 5-Year CFP Plan

Capital Fund Program Five-Year Action Plan **Part I: Summary**					
PHA Name				☐**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part II: Supporting Pages—Work Activities**						
Activities for Year 1	Activities for Year :____ FFY Grant: PHA FY:			Activities for Year: ___ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement						
Total CFP Estimated Cost			$			$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part II: Supporting Pages—Work Activities**					
Activities for Year :____ FFY Grant: PHA FY:			Activities for Year: ___ FFY Grant: PHA FY:		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Total CFP Estimated Cost		$			$

	A	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	**UNIT ADDRESS/YEAR BUILT**	**REPAIRS NEEDED**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**UNIT**
2	**CFP FUNDING YEAR**		**2007**	**2008**	**2009**	**2010**	**2011**	**1406**	**1408**	**1410**	**1450**	**1460**	**1465**	**1470**	**1475**	**TOTAL**
3	**DCHA Fiscal Year End Utilization of funds……**		**DC-2008**	**DC-2009**	**DC-2010**	**DC-2011**	**DC-2012**									**TOTAL**
4	**003 HOUSES (17)**															
5	**206 CONDRON**	**6517 SO. 137TH ST.**														
6	**VALLEY NE. 1986**	**OMAHA NE. 1976**														
7	**2006 NO. 191ST AVE.**	**7331 NO. 80TH ST.**														
8	**ELKHORN NE. 1979**	**OMAHA NE. 1986**														
9	**2212 NO. 143RD CIR.**	**7629 NO. 80TH ST.**														
10	**OMAHA NE. 1980**	**OMAHA NE. 1986**														
11	**2712 NO. 143RD AVE.**	**11316 KANSAS PLZ.**														
12	**OMAHA NE. 1980**	**OMAHA NE. 1976**														
13	**4820 NO. 130TH CIR.**	**12718 ERSKINE**														
14	**OMAHA NE. 1974**	**OMAHA NE. 1979**														
15	**5412 NO. 127th St.**	**13017 BROWN ST.**														
16	**OMAHA NE. 1988**	**OMAHA NE. 1975**														
17	**5628 SO. 138TH AVE.**	**15321 DAVENPORT CIR.**														
18	**OMAHA NE. 1976**	**OMAHA NE. 1977**														
19	**5719 NO. 128TH ST.**	**23712 CEDAR DR.**														
20	**OMAHA NE. 1988**	**WATERLOO NE. 1974**														
21	**5720 NO. 107TH ST.**															
22	**OMAHA NE. 1986**															
23	**MISC. 003 INVENTORY**	1. Refrigerators	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000						$ 5,000			
24		2. Oven	$ 700	$ 700	$ 700	$ 700	$ 700						$ 3,500			
25		3. Water heater	$ 400	$ 400	$ 400		$ 400					$ 1,600				
26		4. Paint	$ 200	$ 200	$ 200	$ 200	$ 200					$ 1,000				
27		5. Carpeting	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000					$ 20,000				
28		6. Stormdoors	$ 200	$ 200	$ 200		$ 200					$ 800				
29		7. Faucets & plumbing	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
30		8. Exterior painting	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
31		9. Deck Repairs	$ 500	$ 500	$ 500		$ 500				$ 2,000					
32		10. Kitchen Flooring	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000					$ 5,000				
33		11.Air Conditioners	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000					$ 15,000				
34		12.Furnances	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000					$ 20,000				
35		13.Concrete Work	$ 1,000	$ 1,200	$ 3,000	$ 1,500	$ 1,500				$ 8,200					
36		14.Tree Trimming		$ 1,000		$ 1,000					$ 2,000					
37		15.Siding Houses			$ 7,656							$ 7,656				
38		16. Window Covering	$ 300	$ 300	$ 300	$ 300	$ 300					$ 1,500				
39		**INVENTORY TOTAL….**														**$ 98,256**
40	**003 TOTALS….**		**$ 17,300**	**$ 18,500**	**$ 26,956**	**$ 17,700**	**$ 17,800**									**$ 98,256**
41	**004 HOUSES (18)**															
42	**2705 NO. 126TH AVE CIR.**	**12733 FOWLER CIR.**														
43	**OMAHA NE. 1979**	**OMAHA NE. 1974**														
44	**4214 NO. 131ST ST.**	**13024 LAUREL AVE.**														
45	**OMAHA NE. 1991**	**OMAHA NE. 1989**														
46	**4230 NO. 129TH AVE**	**13087 MEREDITH AVE.**														
47	**OMAHA NE. 1975**	**OMAHA NE. 1974**														
48	**5277 NO. 110TH CIR.**	**13138 BURDETTE CIR.**														
49	**OMAHA NE. 1987**	**OMAHA NE. 1973**														
50	**10610 HIMEBAUGH**	**15329 MONROE ST.**														
51	**OMAHA NE. 1989**	**OMAHA NE. 1979**														

	A	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	**UNIT ADDRESS/YEAR BUILT**	**REPAIRS NEEDED**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**UNIT**
2	**CFP FUNDING YEAR**		**2007**	**2008**	**2009**	**2010**	**2011**	**1406**	**1408**	**1410**	**1450**	**1460**	**1465**	**1470**	**1475**	**TOTAL**
3	**DCHA Fiscal Year End Utilization of funds……**		**DC-2008**	**DC-2009**	**DC-2010**	**DC-2011**	**DC-2012**									**TOTAL**
52	**11220 CADDY CIR.**	**15431 WESTCHESTER CIR.**														
53	**OMAHA NE. 1983**	**OMAHA NE. 1978**														
54	**11259 ERSKINE**	**15717 2ND ST.**														
55	**OMAHA NE. 1984**	**BENNINGTON NE. 1990**														
56	**12112 BURDETTE CIR.**	**15906 MARTA CIR.**														
57	**OMAHA NE. 1979**	**OMAHA NE. 1981**														
58	**12677 CROWN POINT**	**16462 PIERCE**														
59	**OMAHA NE. 1988**	**OMAHA NE. 1980**														
60	**MISC. 004 INVENTORY**	1. Refrigerators	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000						$ 5,000			
61		2. Oven	$ 700	$ 700	$ 700	$ 700	$ 700						$ 3,500			
62		3. Water Heaters	$ 400	$ 400	$ 400	$ 400	$ 400					$ 2,000				
63		4. Paint	$ 200	$ 200	$ 200	$ 200	$ 200					$ 1,000				
64		5. Carpeting	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000					$ 20,000				
65		6. Stormdoors	$ 200	$ 200	$ 200	$ 200	$ 200					$ 1,000				
66		7. Faucets & Plumbing	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
67		8. Exterior Painting	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
68		9. Deck Repairs	$ 500	$ 500	$ 500	$ 500	$ 500				$ 2,500					
69		10.Kitchen Flooring	$ 1,000	$ 500	$ 500	$ 500	$ 500					$ 3,000				
70		11.Air Conditioners	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000					$ 15,000				
71		12.Furnances	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500					$ 12,500				
72		13.Concrete Work	$ 1,000	$ 1,200	$ 3,000	$ 1,500	$ 1,500				$ 8,200					
73		14.Tree Trimming	$ 500	$ 500							$ 1,000					
74		15.Siding Houses		$ 5,356		$ 5,500	$ 6,031					$ 16,887				
75		16. Window Covering	$ 300	$ 300	$ 300	$ 300	$ 300					$ 1,500				
76		**INVENTORY TOTAL….**														**$ 98,087**
77	**004 TOTALS….**		**$ 16,300**	**$ 21,356**	**$ 17,300**	**$ 21,300**	**$ 21,831**									**$ 98,087**
78	**005 HOUSES (3)**															
79	**6027 NO. 116TH PLAZA**	**8066 REDICK**														
80	**OMAHA NE. 1978**	**OMAHA NE. 1995**														
81	**7417 NO. 80TH ST.**															
82	**OMAHA NE. 1986**															
83	**MISC. 005 INVENTORY**	1. Paint	$ 100	$ 100	$ 100	$ 100	$ 100					$ 500				
84		2. Carpeting	$ 1,500		$ 2,000							$ 3,500				
85		3. Stormdoors		$ 200								$ 200				
86		4. Faucets & Plumbing	$ 200		$ 200							$ 400				
87		5. Exterior painting										$ -				
88		6. Deck Repairs									$ -					
89		7. Kitchen Flooring	$ 500		$ 500							$ 1,000				
90		8. Tree Trimming	$ 400								$ 400					
91		**INVENTORY TOTAL….**														**$ 6,000**
92																
93	**005 TOTALS….**		**$ 2,700**	**$ 300**	**$ 2,800**	**$ 100**	**$ 100**									**$ 6,000**
94	**NORTH ACRES - 001 (5449 North 108th - Built in 1983)**															
95	**GROUNDS**	1. Sprinkler system upgrade	$ 500	$ 500	$ 500	$ 500	$ 500				$ 2,500					
96		2. Asphalt work														
97	**TOTALS….**	**GRONNDS TOTAL….**														**$ 2,500**
98	**BUILDING ONE**	**BUILDING SIX**														

	A	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	**UNIT ADDRESS/YEAR BUILT**	**REPAIRS NEEDED**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**UNIT**
2	**CFP FUNDING YEAR**		**2007**	**2008**	**2009**	**2010**	**2011**	**1406**	**1408**	**1410**	**1450**	**1460**	**1465**	**1470**	**1475**	**TOTAL**
3	**DCHA Fiscal Year End Utilization of funds……**		**DC-2008**	**DC-2009**	**DC-2010**	**DC-2011**	**DC-2012**									**TOTAL**
99	**APTS. # 05,07,09,11**	**APTS. # 55,57,59,61**														
100	**BUILDING TWO**	**BUILDING SEVEN**														
101	**APTS. # 15,17,19,21**	**APTS. # 63,65,67,69**														
102	**BUILDING THREE**	**BUILDING EIGHT**														
103	**APTS. # 23,25,27,29**	**APTS. # 71,73,75,77**														
104	**BUILDING FOUR**	**BUILDING NINE**														
105	**APTS. # 31,33,35,37**	**APTS. # 79,81,83,85**														
106	**BUILDING FIVE**	**BUILDING TEN**														
107	**APTS. # 41,43,45,47**	**APTS. # 87,89,91,93**														
108	**NORTH ACRES INVENTORY**	1. Window Glass Replace			$ 675							$ 675				
109		2. Faucets & Plumbing	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
110		3. Carpet	$ 1,000	$ 1,000	$ 2,200	$ 2,331	$ 2,200					$ 8,731				
111		4. Concrete & asphalt work	$ 2,885	$ 8,775							$ 11,660					
112		5. Water Heaters										$ -				
113		6. Stucco Repair	$ 500	$ 500	$ 500	$ 500						$ 2,000				
114		7. Paint	$ 500	$ 500	$ 500	$ 500	$ 500					$ 2,500				
115		8.Air Conditioners										$ -				
116		9. Furnances										$ -				
117		**INVENTORY TOTAL….**														**$ 28,066**
118	**NORTH ACRES TOTALS….**		**$ 5,885**	**$ 11,775**	**$ 4,875**	**$ 4,331**	**$ 3,700**									**$ 30,566**
119																
120	**NON-DWELLING STRUCTURES : 1470**															
121	**N.A. COM. CENTER &**	1. Siding on Units		$ 5,000	$ 5,000									$ 10,000		
122	**CENTRAL OFFICE**	2. Main office	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500							$ 12,500		
123																
124		**# 1470 TOTAL….**	**$ 2,500**	**$ 7,500**	**$ 7,500**	**$ 2,500**	**$ 2,500**									**$ 22,500**
125																
126	**OPERATIONS: # 1406**	1. Maint. Equip.- Expendable	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 10,000								
127		2. General operations	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 200,000								
128																
129		**# 1406 TOTAL….**	**$ 42,000**	**$ 42,000**	**$ 42,000**	**$ 42,000**	**$ 42,000**									**$ 210,000**
130																
131	**MANAGEMENT**	(Upgrade computer software)														
132	**IMPROVEMENT: # 1408**	(Software training)														
133		Management improvements	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000		$ 15,000							
134		**# 1408 TOTAL….**	**$ 3,000**	**$ 3,000**	**$ 3,000**	**$ 3,000**	**$ 3,000**									**$ 15,000**
135																
136	**NON-DWELLING**	1. Computers / printers	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000								$ 10,000	
137	**EQUIPMENT # 1475**	2. Capitalized Main. Equip.	$ 16,246	$ 1,500	$ 1,500	$ 15,000	$ 15,000								$ 49,246	
138		**# 1475 TOTAL….**	**$ 18,246**	**$ 3,500**	**$ 3,500**	**$ 17,000**	**$ 17,000**									**$ 59,246**
139																
140	**ADMINISTRATION : # 1410**	Coordination & Adninistration	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500			$ 32,500						
141		Cost (during five year period)														
142		**# 1410 TOTAL….**	**$ 6,500**	**$ 6,500**	**$ 6,500**	**$ 6,500**	**$ 6,500**									**$ 32,500**
143																
144	**GRAND TOTALS….**		$ 114,431	$ 114,431	$ 114,431	$ 114,431	$ 114,431	$ 210,000	$ 15,000	$ 32,500	$ 38,460	$ 177,449	$ 17,000	$ 22,500	$ 59,246	$ 572,155

	A	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	**UNIT ADDRESS/YEAR BUILT**	**REPAIRS NEEDED**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**YEAR**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**ACCT**	**UNIT**
2	**CFP FUNDING YEAR**		**2007**	**2008**	**2009**	**2010**	**2011**	**1406**	**1408**	**1410**	**1450**	**1460**	**1465**	**1470**	**1475**	**TOTAL**
3	**DCHA Fiscal Year End Utilization of funds……**		**DC-2008**	**DC-2009**	**DC-2010**	**DC-2011**	**DC-2012**									**TOTAL**
145							$ 572,155								$ 572,155	**$ 572,155**
146																