

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>FREMONT HOUSING AGENCY</u> PHA Code: <u>NE100</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2009</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>249</u> Number of HCV units: <u>133</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p>The Mission of the Fremont Housing Authority is to assist families with safe, decent and affordable housing opportunities as they work toward self-sufficiency and improving the quality of their lives; to operate in an efficient, ethical and professional manner; and to create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission</p>												

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Our annual and 5 Year Plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual and 5 Year Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual and Five Year Plan:

- Maintain High Performer status in PHAS – **Score 92** Improve vacant unit turnaround and lease up times for improved PHAS score.
- Improve customer satisfaction – **all employees attended classes entitled “A Passion for Service”**
- Expand Elderly housing by designating one building “elderly only” – 2004 received 5 Yr Designation - **Renewal Application submitted June 2009 to HUD**
- **Created a Food Service Program & Congregate Dining Room** to provide 1 balanced hot meal per day to residents and social atmosphere to dine. Accomplished January 2008. Average of 35 residents eating noon meals Monday through Friday and deli meals on weekends. Program is self-sustaining.
- **2009- Complete ROSS Grant application** - Contract and work with consultant to prepare the grant and create the position of a Service Coordinator to provide support services to the aging population and disabled residents in Gifford and Stanton Tower and to oversee the meal service program, transportation, housekeeping, personal care and social and wellness activities targeted for the elderly to allow them to age in place. The service coordinator will also be available to assist non-elderly disabled residents in both Gifford and Stanton Towers.
- Increase an atmosphere of security in the development by implementing new security entry system.
- Maintain low crime rate around developments by partnering in programs with local police department.
- Remodel units in an effort to improve marketability by combining 1 bedroom units into 2 bedroom units for couples and small families – when and where feasible.
- Maintain the properties of the Fremont Housing Authority through Capital Fund modernization and rehabilitation. New windows for Stanton Tower completed October 2008, further use of Capital Funds/ARRA stimulus funds for parking lot and sidewalk replacement, maintenance/storage shop, and enlargement of office space. Use of ARRA Stimulus Funds grant for replacement and upgrade of aging elevators, replace emergency fire notifier system, and perform Physical Needs Assessment.
- Continue Handicapped Accessible improvements in the areas of widened and automatic doorways and to respond to the need for other Reasonable Accommodations.
- **2009 - Contracted with an Energy Performance Contract Consultant** to assist with the EPC contract, measurement and verification reports and application for ARRA Competitive Stimulus Funds for Energy Conservation incentives.
- **2009- Enter into an Energy Performance Contract** with an Energy Service Company for water, gas and electrical energy conservation measures through methods of updating to energy efficient water, electrical, heating, air conditioning, insulation, and lighting systems. Investigate and pursue the possibilities of geo-thermal, solar and wind energy measures and the use of “green” products. Incorporate “Buy American” into all contracts. FHA has successfully completed the Request for Proposal process and has entered into an Investment Grade Energy Audit contract with an ESCO. The next step in the process is determining the scope of the project, securing financing and formalizing an Energy Services Contract with the ESCO.
- **2009- Establish a Strategic Plan** for the Fremont Housing Agency – contract and work with consultant on Phase I of Plan.
- **Marketing** - Market FHA through media and community outreach, production of a marketing video for fairs and expos, Website redesigned, Memorandum of Agreements with community stakeholders.
- Utilize the Fremont Housing Authority Affordable Fair Housing Marketing Plan as a planning and marketing tool for community outreach and equal opportunity goals.
- **2009 - Purchase property or secure a site** for the construction of a 3 door garage / storage shed on PH property to provide an area where vehicles, grounds keeping equipment, and inventory can be securely stored.
- **Utilize Force Account Labor** with Capital Fund / ARRA stimulus funds projects where possible.
- 2008 - Adopted a campus wide “No Smoking” Policy and constructed smoking shelters and designated smoking areas.
- Initiate plans to construct more “affordable housing” in the community.
- 2009- Work toward Non-Profit license with a Community Housing Development Corporation designation.
- Budget Energy Performance Contract financing up to \$800,000 in 2009-2010 annual budget.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Energy Performance Consultant • Energy Performance Contract with ESCO • Secure financing for the Energy Performance Contract • Apply for ARRA Stimulus Competitive Grant funds • Use of Force Account Labor • Use of “Green” initiatives in Energy Conservation measures • Strategic Planning process underway with Consultant • Preparation of ROSS Grant Application for 2009 submission with emphasis on Support Services for elderly and disabled – consultant contracted. • Apply for Non-Profit license with Community Housing Development Corporation designation (CHDO) • Renew Designated Housing Plan with HUD for a 2 year period. • Review and update the Section 8 Administrative Policy <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Administrative Office of Fremont Housing Agency, 2510 N Clarkson St., Fremont, NE 68025 • Site office located at 2600 N Clarkson St, Fremont , NE 68025
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See attached file</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached file</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached file.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

9.0

1.

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

- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- Other housing market study – **Greater Fremont Nebraska Housing Study** Indicate year: 2005
- Other sources: (list and indicate year of information) 2000 Census Data – SF1

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Expand our Section 8 Housing Voucher Program into smaller surrounding communities that do not have programs in their jurisdiction. (Added two communities in 2006 & 2007).

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work
- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Goals:

1. Maintain Gifford Tower (129 units) for elderly, near elderly, disabled, handicapped, and small family.
2. 2009- Renewal Application for Designated Housing Plan for Stanton Tower (120 units) for strictly Elderly or Elderly with handicap (62 and over) living units and modernizing the community kitchen to a food service kitchen (2007) with implementation of a congregate dining room (2008) and social activities center (2009 with help from ROSS Grant), with the stipulation that residents from both towers are welcome to use the food service program.
3. To create a warm, stable social environment for the elderly, free from the disruptions of younger generational lifestyles, thereby providing a secure haven for their retirement years.
4. To enhance a healthy lifestyle by providing the following support services:
 - a. Congregate Dining facility for meals
 - b. Health and Wellness sessions & Social activities
5. **Target available assistance to the elderly:**
6. Apply for special-purpose vouchers targeted to the elderly, should they become available
7. **Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing – merged units in 2006 & 2007 to create fully handicapped accessible units for wheelchair bound individuals. Continue to renovate units as needed.**

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Housing Needs of Families on the PHA’s Public Housing Waiting Lists

	# of families	% of total families	Annual Turnover
Waiting list total	12		43
Extremely low income <=30% AMI	6	50	
Very low income (>30% but <=50% AMI)	6	50	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	9	
Elderly families	6	50	
Families with Disabilities	3	25	
Family/no children	2	16	
Race/ethnicity - white	12	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR- 99% of inventory offer	11	100	
2 BR – 2 handicapped units	1		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA’s Section 8 Waiting Lists

	# of families	% of total families	Annual Turnover
Waiting list total	105		26
Extremely low income <=30% AMI	79	77	
Very low income (>30% but <=50% AMI)	24	21	
Low income (>50% but <80% AMI)	2	2	
Families with children	58	56	
Elderly families	11	11	
Families with Disabilities	6	6	
Family/no children	29	27	
Race/Ethnicity - Black	1	.01	
Race/Ethnicity - Indian	1	.01	
Race/ethnicity - white	103	.98	
Characteristics by Bedroom Size (Public Housing Only)			
1BR-	44		
2 BR	39		
3 BR	19		
4 BR	3		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

9.1

ply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Fremont Housing Authority has a record of obligating and expending all capital fund grants in a timely manner and according to procurement policy. A majority of items listed in the 5 year plan from 2000 through 2007 have been accomplished with the help of Capital Funding. CFP grants from 2000 through 2006, including bonuses, have been closed and audited or filed for audit with the HUD field office. Refer to the projects listed in the progressive Capital Funds Tables for ongoing modernization projects and asset maintenance. Grants from FY 2007 are nearly expended and CFP 2008 is well on track with projects either completed or in progress:

Completed:	Continuing:
Gifford Tower Window replacement	Replacement flooring in resident units
Energy Study	Paint of hallways and units,
New appliances-stove/refrigerator-cont'd annually	Concrete replacement -patio area & sidewalk
Boilers – Stanton Tower (4 replaced with 2)	Refinish/Replace unit entry doors & Interior doors
Beauty Shop/Laundry renovated	Office Equipment upgrades
New Conference Room remodeled	Appliances –inventoried and updated annually
New washers/dryers for Laundries	Major Mechanical System upgrades – Energy performance Contract
Sun block blinds – entry ways & community rooms- both towers	
Window treatments Gifford Community Room	Handicapped Accessible sliding doors for entrances to replace swing type doors.
New floral bed/landscaping	New Rooftop for Stanton Tower – Energy Performance Contract
Lobby Furniture 11 floors – Gifford Tower	New Key entry system
New Bulletin boards and Directional signs – 11 floors Gifford Tower	Landscaping of grounds, Concrete replacement.
Paint hallways 12 floors Gifford Tower; 11 floors Stanton Tower	Conversion to Energy Efficient Fluorescent Lighting- ongoing
New security camera systems (interior and exterior)– both towers	New Air Conditioning units for resident units and rooftop units – Gifford Tower- Energy Performance Contract
Merger of 3 units into two handicapped accessible units	Reasonable Accommodation improvements – auto door entry to Handicapped accessible units & bathrooms
Kitchen Renovation 60 units- Gifford Tower	Unit Kitchen renovation – new cabinets, countertops, sinks, faucets, appliances, flooring (ongoing)
Park Benches	Landscaping and parking Lot improvements
Stanton Tower New window dressings for community room, dining room and Sunblock blinds & vertical blinds for solariums & hallways	Energy Performance Consultant and Energy Performance Contract RFPs issued in 2008 and contracts signed in 2009 in partnership with two other housing agencies
Re-carpeting of Stanton Tower Hallways – 10 floors	Secure Financing for Energy Performance Contract
Purchase of Air conditioners for individual units	Operating Budget \$800,000 for Energy Performance Contract
Food Service Kitchen for Congregate Meal Plan – Stanton Tower - 2007	2009 Ross Grant Application Submission to HUD
New Dining Room furniture both towers - 2007	Work with Consultant on preparation of ROSS Grant
New Windows Stanton Tower- 2008	Use of Force Account Labor
	Strategic Planning Consultant
	Form a Non Profit with CHDO designation
Window Blinds for Stanton Tower new windows 2008	
Two Smoking Shelters to compliment the No Smoking Policy implemented in 2008	
Congregate Meal program begun 2008	
New Heavy Duty truck & blade to move snow in parking lots 2007	

Significant Amendment and Substantial Deviation/Modification.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Substantial deviation is a material change to an FHA [written] policy that requires approval by Fremont Housing Authority's (FHA's) Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of FHA's Agency Plan or other policy. A significant amendment or modification to an FHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of FHA's Agency Plan or other policy.

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

VAWA - Public Housing Agency Plan Provision – Five Year Plan

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

Domestic Violence, Dating Violence, Sexual Assault, Stalking

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

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements – Attached as Minutes of the Public Hearing 2009 (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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11.0 (G) NO CHALLENGES RECEIVED ON THE ONE AND FIVE YEAR AGENCY PLAN FOR FREMONT HOUSING AGENCY. PLEASE SEE ATTACHMENT –NE100 PUBLIC HEARING MINUTES.

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert;

2) An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-

year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

HOUSING AUTHORITY OF THE CITY OF FREMONT
2510 NORTH CLARKSON
FREMONT NE 68025

AGENCY PLAN PUBLIC HEARING

June 24, 2009

9:00 AM

Director Kleider opened the Public Hearing for the 2009 One and Five Year Agency Plans. A very condensed version of the Agency Plan will be read through. The Agency Plan Public Hearing is conducted for the purpose to inform residents and the community of what is planned for the Housing Authority in the One and Five Year Plans.

The first page provides a definition of the Fremont Housing Authority. FHA is a high performer. The fiscal year begins October 1 of every year. There are 249 units. The mission statement is also included on the front page.

Section 5.2 identifies FHA goals and objectives.

- Maintain high performer status in PHAS. This score could improve if vacant unit turnaround times improve.
- Customer satisfaction can be improved. All employees have attended a seminar called "A Passion for Service." Several will attend this seminar again at the fall conference.
- Elderly housing needs to expand by designating one building "elderly only." This was accomplished in 2004 and will be renewed in 2009 and thereafter every two years.
- FHA created a Food Service Program and Congregate Dining Room to provide one balanced hot meal per day to residents and a social atmosphere for dining. This program began in 2008. The program is self-sustaining.
- 2009 - Application for a ROSS Grant will be submitted to HUD with the help of a consultant. This grant will allow FHA to hire a service coordinator to provide support services to the residents and to oversee the meal program, transportation, housekeeping, personal care, and social and wellness activities of the residents.
- A new security system has been included in the plans. We would like to maintain the low crime rate around the facility and to partner in programs with the local police department. This is also part of the strategic plan and part of the ROSS Grant application.
- Remodel units in an effort to improve marketability by combining one bedroom units to two bedroom units for couple and small families – when and where feasible. The cost for this is very prohibitive.
- We will maintain the properties of the Fremont Housing Authority through Capital Fund modernization and rehabilitation.
 - New windows were completed in Stanton Tower October 2008.
- Further use of capital funds and the ARRA stimulus funds will be used for parking lot and sidewalk replacement, the construction of a maintenance/storage garage, and enlargement of office space. Use of the ARRA stimulus funds grant will be used for replacement and upgrade of aging elevators in Gifford, replacing emergency fire notifier system in Stanton. A Physical Needs Assessment needs to be completed as a part of the ARRA Stimulus guidelines. The Physical Needs Assessment cannot be done until HUD issues the guidelines for it.
- We will continue handicapped accessible improvements in the areas of widened and automatic doorways and to respond to the need for other reasonable accommodations.
- In 2009, an Energy Performance Contract Consultant was contracted to assist with the EPC contract, measurement and verification reports and application for ARRA Competitive Stimulus Funds for Energy Conservation incentives.
- In 2009, we will enter into an Energy Performance Contract Consultant with an Energy Service Company for water, gas, and electric energy conservation measures through methods of updating to energy efficient water, electrical, heating, air conditioning, insulation, and lighting systems. We will also investigate and pursue the possibilities of geothermal, solar and wind energy measures and the use of "green" products. It is

required by HUD to incorporate “Buy American” into all contracts. FHA has successfully completed the RFP process and has entered into an Investment Grade Energy Audit contract with an ESCO. The IGEA has been completed. The next step is determining the scope of the EPC project, securing financing and formalizing an Energy Service Contract with the ESCO.

- In 2009, FHA board, director and staff are working on establishing a Strategic Plan for the Fremont Housing Agency. Contract and work with the consultant on Phase I of the plan has begun.
- We will market FHA through media and community outreach, production of a marketing video for fairs and expos, website redesign, and memorandum of agreements with community stakeholders. Another goal is to utilize the Fremont Housing Authority Affordable Fair Housing Marketing Plan as a planning and marketing tool for community outreach and equal opportunity goals.
- In 2009, FHA needs to purchase or secure a site for the construction of a three door garage/storage shed on Public Housing property to provide an area where vehicles, grounds keeping equipment, and inventory can be securely stored.
- Force Account Labor will be used with Capital Fund/ARRA stimulus funds projects where possible. Force Account Labor is using the maintenance department on site to do some of the work to accomplish modernization.
- In 2008, a “No Smoking” policy was adopted. Smoking shelters and designated smoking areas were established.
- We will initiate plans to construct more “affordable housing” in the community.
- In 2009, we will work toward a Non-Profit license with a Community Housing Development Corporation designation.
- 2009- Additional financing will be sought for leveraging cost saving measures through the EPC and the ARRA stimulus funds, possibly up to \$800,000 in for the EPC.

Section 6.0 identifies all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. The updates are the Energy Performance Consultant, Energy Performance Contract with ESCO, secure financing for the EPC, apply for ARRA Stimulus Competitive Grant funds, use of Force Account Labor, use of “green” initiatives in Energy Conservation measures, Strategic Planning process underway with Consultant, preparation of ROSS Grant application for 2009 submission with emphasis on Support services for elderly and disabled – consultant contracted, apply for non-profit license with Community Housing Development Corporation designation (CHDO), and renew Designated Housing Plan with HUD for a 2 year period. A copy of the one and five year plan can be obtained from the Administrative Offices at Gifford and Stanton Towers, 2510 N Clarkson, Fremont, NE.

Capital Improvements are listed in the following pages. The Capital Fund Program Annual Statement/Performance and Evaluation report is also included in the back along with the Capital Fund Program Five-Year Action Plan.

It is required to provide a Housing Needs Assessment to certify compliance with the Nebraska Consolidated Plan. Certification is required from the State of Nebraska. There is a shortage of affordable housing for all eligible populations. Strategy 1 to eliminate this problem includes maximizing the number of affordable units available to the PHA within its current resources, employ effective maintenance and management policies to minimize the number of public housing units off-line, reduce turnover time for vacated public housing units, reduce time to renovate public housing units, maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, undertake measures to ensure access to affordable housing among families assisted by the PHA, maintain or increase section 8 lease-up rates by marketing the program to owners, maintain or increase section 8 lease-up rates by effectively screening section 8 participants to increase owner acceptance of program, and participate in the Consolidated Plan development process to ensure coordination with broader community strategies. Families at or below the 30% of median are targeted. Strategy 1 includes exceeding HUD federal targeting requirements for families at or below 30% AMI in Public Housing and Section 8, adopting rent policies to support and encourage work, and to employ admissions preference aimed at families who are working.

FHA goals are to maintain Gifford Tower for elderly, near elderly, disabled, handicapped, and small family, renew the Application for Designated Housing Plan for Stanton Tower in 2009 for strictly elderly or elderly with handicap living units and modernizing the community kitchen to a food service kitchen with implementation of a congregate dining room and social activities center (with the help from ROSS Grant), with stipulation that residents from both towers are welcome to use the food service program and activities, to create a warm, stable social environment for the elderly, free from disruptions of younger generational lifestyles, thereby providing a secure haven for their retirement years, to enhance a healthy lifestyle by providing a congregate dining facility for meals and health and wellness sessions & social activities. A table of numbers and demographic/ethnic breakdown detailed waitlists for Public Housing and Section 8..

Progress in meeting the goals. 2007 Capital funds are nearly expended and 2008 capital funds are well on track to being fully obligated within the timelines of the grants. . In the past, the following projects have been completed: Gifford Tower window replacement, energy study, new stoves and refrigerators, new beauty shop, new conference room, new washers/dryers for laundry, sun block blinds in both community rooms, new window treatments for Gifford community room, new floral bed/landscaping, new lobby furniture, new bulletin boards and directional signs, painted hallways in Gifford, new security camera system, merger of five units into three handicapped accessible units, kitchen renovations in 60 units at Gifford, park benches, new window dressings in Stanton community room and blinds for solariums and hallways, hallways in Stanton were re-carpeted, air conditioners were purchased for each unit in Gifford, Food Service Program, new dining room furniture, new windows for Stanton, two smoking shelters, and a new heavy duty truck and blade to move snow in parking lots.

Continuing projects that are ongoing every year include replacing flooring in resident units, paint of hallways and units, concrete replacement on the patio area and sidewalk, refinish/replace unit entry doors, office equipment upgrades, replace appliances, install sliding doors for entry/exit for handicapped, new key entry system, landscaping and concrete replacement, conversion to energy efficient fluorescent lighting, reasonable accommodation improvements, kitchen renovations in units, and parking lot improvements. The Energy Performance Contract will be used for major mechanical system upgrades, a new rooftop for Stanton Tower, and new air conditioning systems. Contracts will be signed in 2009 in partnership with two other housing agencies. The financing will be secured and a loan of up to \$800,000 will be put secured to help with the EPC grant. The ROSS Grant Application will be submitted in the near future. Director Kleider is working with a consultant on the preparation. FHA will continue to use Force Account Labor. The Strategic Planning consultant has been hired and assisting with Community Stakeholder meetings and Memorandum of Agreements with agencies who will partner with FHA in providing services and support. FHA will also be working toward applying for a Non-Profit with CHDO designation.

The minutes from the Resident Advisory Board Meeting in February 2009 were included in the packet. Director Kleider briefly read through the minutes.

The 2007 CFP numbers are as of March 31, 2009. A few changes were made to update the numbers. On line 10, dwelling structures, instead of \$9,777.27 it should be \$8,777.27 in the revised and obligated column. The expended column should read \$3,706.88. On line 3, management improvements, in the expended column the amount should be \$2,897.32. On line 9, site improvement, the figure in the expended column should be \$1,609. The balance in the 2007 budget is \$5,730.39. This grant will be 100% expended in July.

The 2008 Capital Funds budget is correct as of March 31, 2009. Operations has \$15,000 budgeted and \$15,000 expended. Management Improvement was budgeted at \$10,000, revised to \$5,000 and FHA has only obligated \$1,715. Under Administration, \$10,000 was budgeted and obligated but only \$199 was expended. The Audit was budgeted at \$1,000, revised to \$750 and 0 funds were expended. Fees and costs were budgeted at \$40,000, revised to \$45,000 and \$42,643 was spent. Site Improvements was budgeted at \$5,000 and spent \$2,865. Dwelling structures was budgeted at \$70,100, obligated \$34,010 and expended \$29,605. Dwelling equipment had a budget of \$20,000 and revised to \$2,000 and none has been expended this year. Under Non Dwelling Structure, a large amount was used for the Stanton Tower window project and new window blinds and curtains, installation of automatic door openers for handicapped accessibility on the dining room entrance, smoking shelters, and continuance with fluorescent lighting conversions in

common areas. There are still some projects to be done under this category. The budget was \$150,409. \$177,130 was spent. Some of the money was taken from other line items to make these improvements. Because FHA is a high performer and manages money and projects in a timely manner, HUD allows us fungibility within the budget and line items. Under Non Dwelling Equipment plans to purchase new security cameras are underway. A commercial floor vacuum scrubber has been purchased. Plans to remove obsolete television antenna system and replace with satellite dish network system have been discussed. Local cable companies will not offer a discounted rate. Director Kleider will look into possibly purchasing our own satellite and connecting tenants to that. \$15,000 was budgeted and only \$3,246 has been spent. Relocation expense has been added. This line item covers any expense incurred for displacement or relocation of tenants during a major project. \$108 has been used from this account to provide meals to tenants who had to be out of their units during window replacement. Out of \$337,509 of the grant, FHA has obligated \$287,469 and expended \$272,513. A majority of projects that were not completed in 2008 will carry over to 2009 to be completed. The 2009 grant will not be available until September 2009. The only difference from 2008 is that the purchase of land for a maintenance storage shed has been added in case we need to purchase a lot off site.

The ARRA Stimulus funds that FHA received in March has been added to the Annual Plan. FHA received \$427,219. \$42,722. has been designated to architect/engineer costs, \$50,000 for continued kitchen rehab with new cabinets, countertops, sinks, faucets, electrical wiring, lighting and doors, \$20,000 for construction of garage/storage shed, and \$317,219 obligated for upgrades to the elevators and Stanton Tower emergency fire panel notifier. These projects were pulled from the 2007 and 2008 annual plan. After the state elevator inspector visited, it was determined that the upgrade on the elevators will take nearly all the stimulus fund.

This concludes presentation of the 2009 Agency Plan. Any questions or comments or suggested changes may be directed to Sue Kleider until the end of the day today. The plan will be submitted to Hud June 25, 2009.

No comments or challenges were presented on the 2009 One and Five Year Plan.

Board Members present:

Don Gifford

Dean Johnson

Robert Wilke

Sue Kleider, Executive Director

Ameilia Winter, Office Clerk

Others present:

Janice Menking, Res. Adv. Member

RAB BOARD RECOMMENDATIONS AND FREMONT HOUSING AUTHORITY RESPONSE

MINUTES:

RESIDENT ADVISORY BOARD MEETING February 24, 2009 2:00 P.M.

Purpose: **2009 1 and Five Year Agency Plan & Capital Fund Grant update**

Attending were officers of the Resident Organizations and Community Clubs:

Gifford Tower: Janice Menking, Jodeen Keller, Laureen Gocken,

Stanton Tower: Peggy Hultgren, Anita Nelson, Bill Stamm, Jean Muro, Judith Snover

Director: Sue Kleider

Sue opened the meeting with a history of the HUD 1 and 5 Year Agency Plan requirements.

The group discussed the needs of the housing authority with respect to modernization improvements to the properties, grounds, mechanical, residential units, physical appearance and exterior maintenance of the buildings.

Director Kleider listed the projects which had been accomplished the past fiscal year with the 2006 , 2007, and 2008 grants. She reviewed the budget for the 2009-2013 - 5 year plan and the projects that were included and approved in the plans, those underway and others that will be started yet this year.

Stanton Tower: Continue to replace old appliances with new; continue to replace old carpeting and linoleum with new as units turn around. 285 new windows were installed in Stanton Tower from July through October 2008. New horizontal blinds were installed in the community room and every residential unit and vertical blinds in the hallways and solariums on each floor. Painting continues in common areas and residential units. Stanton Tower Fire Panel Equipment will be replaced in 2009 and upgrades on the elevators begun if funding allows. Stanton tower need a new roof and the brick sprayed with sealer to prevent moisture from seeping through the bricks. Stanton Tower received a new entrance rooftop at the front lobby and a protective enclosure at the dining room back door. The back door was fitted with an automatic door opener for handicapped accessibility.

Boiler replacement and Energy Savings measures will take place with the negotiation of an Energy Performance Contract scheduled for early 2009. Additional long term financing for the Energy Performance Contract will be included in the one and five year plan capital budgets and in the Operating budgets.

Gifford Tower: Elevator controls will be upgraded to electronic in the 5 year plan; continued kitchen renovation in residential units with approximately 10 units per year; continued painting and carpeting of units and rotation of painting for occupied units, new office equipment is needed for maintenance and software / hardware for a new Inventory System. Concrete work is scheduled to be done on the sidewalks and patio areas and designated smoking areas outdoors. Stairwells in Gifford Tower were painted in 2008. 10 new kitchens were completed in Gifford Tower in 2008 and more planned for 2009. When kitchens are remodeled it includes cabinets, sinks, countertops, electrical , appliances, flooring, carpeting, and painting, new interior doors and refinished exterior door. Gifford Tower received a new rooftop for the awning at the entrance.

Suggestions to be included in the 2009 Agency Plan from the Committee and the Director included:

- (1) Repair the roof on Stanton Tower.**

- (2) **New sliding glass doors to replace the front and rear entrance doors currently in place in both towers.**
- (3) **Elevator controls will be upgraded to electronic with refurbished cars and possibly a larger car in the small elevator shaft at Gifford Tower.**
- (4) **Replacement of the Fire Alarm Panel in Stanton Tower**
- (5) **More front load washers and dryers. (Energy Performance Contract)**
- (6) **High rise stools were discussed – (Energy Performance Contract)**
- (7) **Automatic door openers for bathrooms and apartment doors for handicapped accessibility.**
- (8) **Lever style door handles for interior doors in apartments.**
- (9) **New Security Camera System with Digital recording and playback.**

This meeting was for ideas for the agency plan both for policy and modernization. Resident advisory officers are to take the ideas back to their organizations and ask for other suggestions for improvement and present them to the director between now and the middle of June. Also discussed were the goals and objectives of FHA as a housing provider in the community, more effective marketing and promotion of the housing developments under management.

The Agency Plan and Capital Fund budgets will go before the board of Commissioners the end of June for approval prior to submission to HUD. There will be a Public Hearing notice posted 45 days prior to the hearing. Submission of the plan is usually around July 15 of each year.

Additional suggestions or contributions should be submitted to the director by June 1, 2009, for inclusion in the Agency Plan.

Coffee and cookies were provided by FHA for the Resident Advisory Board members in attendance.

Recording Secretary
Sue Kleider

The Public Hearing for the Agency Plan has been advertised and is scheduled to take place Wednesday, June 24, 2009, in the community room at Gifford Tower at 9:00 a.m.

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

Sue Kleider
Executive Director

Bold Lettering: Suggestions of the residents have been incorporated into the Agency Plan One and Five Year plan budgets.

Other suggestions will be completed through the Housing Authority Operating Fund budget.

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:001) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	20000	20000.00	20000.00	20000.00	
3	1408 Management Improvements	10000	3043.97	3043.97	2897.32	
4	1410 Administration (may not exceed 10% of line 21)	15000	13029.06	13029.06	13029.06	
5	1411 Audit	1000	560.00	560.00	560.00	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	15000	15000.00	15000.00	15000.00	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	2095	2269.00	2269.00	1609.00	
10	1460 Dwelling Structures	66100	8777.27	8777.27	3706.88	
11	1465.1 Dwelling Equipment—Nonexpendable	30000	0	0	0	
12	1470 Non-dwelling Structures	150000	252931.16	252931.16	252931.16	
13	1475 Non-dwelling Equipment	10000	3584.54	3584.54	3584.54	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050107 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant:2007 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 001)
 Performance and Evaluation Report for Period Ending: 3-31-2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	319195	319195	319195	313317.96
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	150000.00		259329.54	259329.54

Signature of Executive Director <i>Joe Kleider</i>	Date 6-10-2009	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050107 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	20000	20000	20000	20000	100%
	Management Improvement - training, Information technology upgrades	1408		10000	3043.97	3043.97	2897.32	100%
	Administration - salaries & admin. expense related to Capital Fund improvements	1410		15000	13029.06	13029.06	13029.06	100%
	Audit - CFP related	1411		1000	560.00	560.00	560.00	100
	Fees & Costs - architect and professional fees related to CFP projects	1430		15000	15000.00	15000.00	15000.00	100
	Site Improvement- completed new wording on sign and purchased cigarette urns and waste containers for designated smoking areas.	1450		2095	2269.00	2269.00	1609.	100
	Dwelling Structures- replaced floor coverings, painted units, hallways, stairwells,	1460		66100	8777.27	8777.27	3706.88	66
	Dwelling Equipment- no activity	1465.1		30000	0	0	0	0
	Non Dwelling Structure - Replaced Stanton Tower Air conditioner compressor and used a portion of the CFP for replacement of Stanton Tower windows in 11 story highrise	1470		150000	252931.16	252931.16	252931.16	100%
	Non Dwelling Equipment - replaced 3 computers	1475		10000	2584.54	3584.54	3584.54	100%

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:001) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	15000	15000	15000.00	15000.00
3	1408 Management Improvements	10000	5000	1715.40	1715.40
4	1410 Administration (may not exceed 10% of line 21)	10000	10000	10000.00	199.20
5	1411 Audit	1000	750	750.00	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	40000	45000	42643.51	42643.51
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	5000	5000	2865.00	2865
10	1460 Dwelling Structures	70100	70100	34010.09	29605.01
11	1465.1 Dwelling Equipment—Nonexpendable	20000	2000	0	0
12	1470 Non-dwelling Structures	150409	179550	177130.85	177130.68
13	1475 Non-dwelling Equipment	15000	5000	3246.40	3246.40
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	1000	109	108.50	108.50
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 001)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	337509.00	337509.00	287469.75	272513.70	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures			149875.68		
Signature of Executive Director 		Date 6-10-2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	15000	15000	15000	15000	100%
	Management Improvement - staff training & information technology upgrades	1408		10000	5000	1715.40	1715.40	35%
	Administration - salaries & admin. expense related to Capital Fund improvements; audio-video production for marketing units.	1410		10000	10000	10000	199.20	80%
	Audit - CFP related	1411		1000	750	750	0	100%
	Fees & Costs - architect and professional fees related to CFP projects; Energy Performance consultant fees	1430		40000	45000	42643.51	42643.51	100
	Site Improvement- completed new wording on signs, dining room entrance signage, entrance door weather surrounds, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock.	1450		5000	5000	2865.00	2865.00	50%
	Dwelling Structures- replaced floor coverings, painted units, hallways, stairwells, Stanton Tower window blinds for new windows in resident units, continued with kitchen rehab in Gifford Tower new cabinets, sinks, countertops, faucets, electrical wiring, doors; continue with fluorescent lighting conversion in units	1460		70100	70100	34010.09	29605.01	30%
	Dwelling Equipment- continue replacement with Energy Star appliances, stove vent hoods, Unit air conditioners	1465.1		20000	2000	0	0	0

	with PTAC systems in Gifford							
	Non Dwelling Structure - Used a portion of this CFP for replacement of Stanton Tower windows in 11 story highrise; new window blinds for new windows in common areas, halls and solariums in Stanton Tower; Installed automatic door openers for handicapped accessibility on dining rom entrance Stanton Tower. Provided Smoking Shelters for residents in designated smoking area. Continue with fluorescent lighting conversion in common areas; New roof Stanton Tower with addewd insulation, Tuck and caulk brick both towers, Seal exterior brick both towers; Gifford - enlarge remodel office space; portico awning replacemnet Stanton & Gifford Towers; Paint maintenance rooms, floors, compactor rooms with epoxy paint; Carpet &/or ceramic tile common areas and halls,kitcihens an dcommon areas; Add electrical wiring and service panels; Enlarge Gifford Tower Kitcehn for community room; Construct garage/storage shed for equipment and vehicle and inventory Purchase Inventory software	1470		150409	179550	177130.85	177130.68	100%
	Non Dwelling Equipment - purchase security cameras and a commercial floor vacuum scrubber; ENTER INTO ENERGY PERFORMANCE CONTRACT WITH ESCO for conservation measures pertaining to mechanical equipment replacement, generators, boilers, air conditioners, condensors/chillers, pumps, fan motors, hot water heaters, water softeners, aerators on faucets, shower heads, new low flow toilets, electrical lighting an d fixtures, thermostats, HVAC, appliances, Elevator upgrade to electronic controls, or replacement of elevators, AC motors, Air circulation pumps, automatic door entry systems for	1475		15000	5000	3246.40	3246.40	65%

	<p>ADA units. Seek renewable energy sources through ground water heat pumps, wind turbines, solar energy, green measures.</p> <p>Remove obsolete television antenna system and replace with satellite dish network system ; Office furniture computer hardware replacement and printers, Maintenance equipment: computer & Inventory System Bar Code equipment and software; additional power tools, cabinets and shelving, plumbing camera, Rooftop AC unit for office, High Efficiency heat pump in newly remodeled office area; replacement of steel doors on all exits and rooftop; replacement of automatic front doors/frames in Gifford and Stanton Tower; Mower tractor with shredder mower; washer dryer replacement for resident laundries with Energy Star front load machines.</p>							
	Relocation Expense: provided meals for residents relocated during window installation	1495		1000	109	108.50	108.50	100%
	Grant totals			337509.00	337509.00	287469.75	272513.70	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26S10050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	40000	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	50000	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	20000	0	0	0	
13	1475 Non-dwelling Equipment	317219	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26S10050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <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: 3-31-2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	427219	0	0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	0		0	0	
Signature of Executive Director <i>Joe Bleider</i>		Date 6-10-2009		Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26S10050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	0	0	0	0	0
	Management Improvement -	1408		0	0	0	0	0
	Administration	1410		0	0	0	0	0
	Audit - CFP related	1411		0	0	0	0	0
	Fees & Costs - architect and professional fees related to ARRA CFP projects	1430		40000	0	0	0	0
	Site Improvement	1450		0	0	0	0	0
	Dwelling Structures- Cont'd Kitchen Rehab with new cabinets, countertops, sinks, faucets, electrical wiring, lighting and doors	1460		50000	0	0	0	0
	Dwelling Equipment- no activity	1465.1		0	0	0	0	0
	Non Dwelling Structure - Construction of garage/storage shed (for storage of inventory, equipment and vehicle)	1470		20000	0	0	0	0
	Non Dwelling Equipment - #1 Gifford Tower Elevator Upgrade to large elevator and replacement of small elevator with larger elevator plus necessary improvements to meet code requirements for State & Federal Elevator requirements #2 Replacement of Stanton Tower Emergency Fire Notifier system	1475		317219	0	0	0	0

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	10000		0	0
3	1408 Management Improvements	5000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	15000	0	0	0
5	1411 Audit	1000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30000	0	0	0
8	1440 Site Acquisition	20000	0	0	0
9	1450 Site Improvement	2095	0	0	0
10	1460 Dwelling Structures	38314	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	75000	0	0	0
12	1470 Non-dwelling Structures	56100	0	0	0
13	1475 Non-dwelling Equipment	80000	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	5000	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	337509.00	0	0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	100000		0		
Signature of Executive Director <i>Jane Kleider</i>		Date 6-10-2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	10000	0	0	0	0
	Management Improvement - staff training & information technology upgrades	1408		5000	0	0	0	0
	Administration - salaries & admin. expense related to Capital Fund improvements; audio-video production for marketing units.	1410		15000	0	0	0	0
	Audit - CFP related	1411		1000	0	0	0	0
	Fees & Costs - architect and professional fees related to CFP projects; Energy Performance consultant fees; Strategic Planning Consultant fee	1430		30000	0	0	0	0
	Site Improvement- completed new wording on signs, dining room entrance signage, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock.	1450		2095	0	0	0	0
	Dwelling Structures-continued replacement of unit floor coverings, paint units, hallways, stairwells, continue with kitchen rehab in Gifford Tower - new cabinets, sinks, countertops, faucets, electrical wiring, doors; continue with fluorescent lighting conversion in units	1460		38314	0	0	0	0
	Dwelling Equipment- continue replacement with Energy Star appliances, stove vent hoods, Unit air conditioners with PTAC systems in Gifford	1465.1		75000	0	0	0	0
	Non Dwelling Structure - Continue with	1470		56100	0	0	0	0

	<p>fluorescent lighting conversion in common areas; New roof Stanton Tower with added insulation, Tuck and caulk brick both towers, Seal exterior brick both towers; Gifford - enlarge remodel office space; Paint maintenance rooms, floors, compactor rooms with epoxy paint; Carpet &/or ceramic tile common areas and halls, kitchens and common areas; Add electrical wiring and service panels; Enlarge Gifford Tower Kitchen for community room; Construct garage/storage shed for equipment and vehicle and inventory Purchase Inventory software</p>							
	<p>Non Dwelling Equipment - ENTER INTO ENERGY PERFORMANCE CONTRACT WITH ESCO for conservation measures pertaining to mechanical equipment replacement, generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, hot water heaters, water softeners, aerators on faucets, shower heads, new low flow toilets, electrical lighting and fixtures, thermostats, HVAC, appliances, Elevator upgrade to electronic controls, &/or replacement of elevators, AC motors, Air circulation pumps, automatic door entry systems for ADA units. Seek renewable energy sources through geo-thermal ground water heat pumps, wind turbines, solar energy, "green technology" measures. Remove obsolete television antenna system and replace with satellite dish network system ; Office furniture computer hardware replacement and printers, Maintenance equipment: computer & Inventory System Bar Code equipment and software; additional power tools, cabinets and shelving, plumbing camera, Rooftop AC unit for office, High Efficiency heat pump in newly remodeled office area; replacement of steel doors on</p>	1475		80000	0	0	0	0

	all exits and rooftop; replacemnet of automatic front doors/frames in Gifford and Stanton Tower; Mower tractor with shredder mower; washer dryer replacement for resident laundries with Energy Star front load machines. Stanton Tower Emergency Fire panel Notifier System replacement.							
	Relocation Expense - set aside if needed for relocation of residents during Energy Performance Contract when ESCO work is being done in resident units	1495		5000				
	Site Acquisition - possible purchase of additional land for garage/storage shed construction	1440		20000				
	Grant totals			337509.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages						
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:	
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
Fremont Housing Authority/NE100		Fremont, Dodge, Nebraska			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name NE100 Fremont Housing Authority	Work Statement for Year 1 FFY ____2009____	Work Statement for Year 2 FFY ____10/2010____	Work Statement for Year 3 FFY ____10/2011____	Work Statement for Year 4 FFY ____10/2012____	Work Statement for Year 5 FFY ____10/2013____
B.	Physical Improvements Subtotal	Annual Statement	0	0	0	0
C.	Management Improvements		5,000	5,000	7,095	\$10,000
D.	PHA-Wide Non-dwelling Structures and Equipment		53,195	17,095	70,000	105,000
E.	Administration		15,000	15,000	15,000	\$15,000
F.	Other		244,314	278,414	225,414	187,509
G.	Operations		20,000	20,000	20,000	\$20,000
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		337,509	337,509	337,509	337,509
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		337,509	337,509	337,509	337,509

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>10/2010</u>			Work Statement for Year: <u>3</u> FFY <u>10/2011</u>		
	NE100/Fremont Housing Authority General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Operations Set up Permanent financing for Energy Performance Contract		20,000	Operations		20,000
Annual	Management Improvements Housing software upgrade/trainings		5,000	Management Improvements Upgrade housing software/staff trainings		5,000
Statement	Administration		15,000	Administration		15,000
	Audit		1,000	Audit		1,000
	Fees and Costs		20,000	Fees & Costs Architect Fees for remodeling		25,000
	Site Improvement Trees, Shrubs, landscape pavers for floral beds; concrete replacement Upgrade exterior lighting to electric eye		15,000	Site Improvement Concrete Replacement, landscaping		10,000
	Dwelling Structures:		125,000	Dwelling Structures		223,100
	Gifford Tower Continue replacement of appliances Replace carpet, vinyl, cove, paint Lever style door handles Telephone jacks in bedrooms Unit rehab Section 504 compliance issues & auto door closures, 504 bathroom remodel			Gifford Tower Continuing replacing carpet & vinyl, paint Continuing replacing appliances Continue cabinet replacement above toilets Lever style door handles, new apt. doors Light fixture replacement-ceiling fans Continue kitchen cabinets redecorate walls elevator lobbies on 12 floors		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ _2009_____	Work Statement for Year _____4_____			Work Statement for Year: _____5_____		
	FFY _____10/2012_____			FFY _____10/2013_____		
	NE100/Fremont Housing Authority General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Operations		20,000	Operations		20,000
Annual	Management Improvements Staff Trainings, conference, software upgrade		7,095	Management Improvements Staff Trainings, conference, software upgrade		10,000
Statement	Administration		15,000	Administration		15,000
	Audit		1,000	Audit		1,000
	Fees & Costs: Architect Fees remodeling, Energy Study,		20,000	Fees & Costs: Architect Fees remodeling , Physical Needs Assessment		20,000
	Site Improvement Concrete replacement/project signs		10,000	Site Improvement Concrete replacement/tree replacement, bushes, floral beds, exterior lighting, fencing, mudjacking for sidewalks, parking lot striping & painting,		10,000
	Dwelling Structures		100,000	Dwelling Structures		51,509
	Gifford Tower Continue replacing carpet & vinyl, paint Continuing replacing appliances Light fixtures, lever door handles Redecorate elevator lobbies new apt. doors Replace hallway tile with carpet or ceramic tile Begin Ceramic tile in bathrooms and kitchens			Gifford Tower Continue replacing carpet & vinyl, paint Continuing replacing appliances Light fixtures, lever door handles Redecorate hallways, lobbies, elevator lobbies Ceramic tile in bathrooms and kitchens		

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and ~~or X~~ Annual PHA Plan for the PHA fiscal year beginning 10/1/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Fremont
PHA Name

NE 100
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2013

Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Don Gifford</u>	Title <u>Board Chairman</u>
Signature <u>Don Gifford</u>	Date <u>6/24/09</u>

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Fremont Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

*2510 N. Clarkson Dodge Co.
2600 N. Clarkson Dodge Co.
Fremont, NE 68025*

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Sue Kleider

Title

Exec. Director

Signature

Sue Kleider

Date

6/24/09

X

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year <u>2009</u> quarter <u>4th</u> date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Fremont Housing Authority 2510 N. Clarkson Fremont, NE 68025 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Dept. of Housing & Urban Dev.	7. Federal Program Name/Description: Capital Funds CFDA Number, if applicable: _____	
8. Federal Action Number, if known: NE 26 P 100 50109	9. Award Amount, if known: \$ <u>337,509</u>	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Sue Kleider</u> Print Name: <u>Sue Kleider</u> Title: <u>Exec Director</u> Telephone No.: <u>402-727-4848</u> Date: <u>6/24/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Fremont Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Sue Kleider

Title

Exec. Director

Signature

Sue Kleider

Date (mm/dd/yyyy)

6/24/09

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Fremont
PHA Name

NE 100
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Sue Kleider	Executive Director
Signature	Date
	6/24/09

2009 JUN 23 AM 11:48

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Lara Huskey the Director of CRD certify that the Five Year and
Annual PHA Plan of the Fremont Housing Authority is consistent with the Consolidated Plan of
The State of Nebraska prepared pursuant to 24 CFR Part 91.

Lara Huskey June 22, 2009

Signed / Dated by Appropriate State or Local Official